



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: October 27, 2021 REPORT NO. HO-21-054

HEARING DATE: November 3, 2021

SUBJECT: BANCROFT STREET RESIDENCES. Process Three Decision

PROJECT NUMBER: [458558](#)

REFERENCE: [2016 Golden Hill Community Plan Update Programmatic Environmental Impact Report \(Golden Hill CPU PEIR\)](#)

OWNER/APPLICANT: Commercial Construction Partners, LLC / Mark Silva

SUMMARY

Issue: Should the Hearing Officer approve a Variance to allow construction of two new single-family dwelling units on two contiguous vacant lots, each with a maximum Floor Area Ratio (FAR) of 0.70 where the limit is 0.45, on Assessor Parcel Numbers (APN) 539-441-21 and 539-441-22, located just north of 1332 Bancroft Street, within the Greater Golden Hill Planning area?

Staff Recommendation: APPROVE Variance No. 1647238.

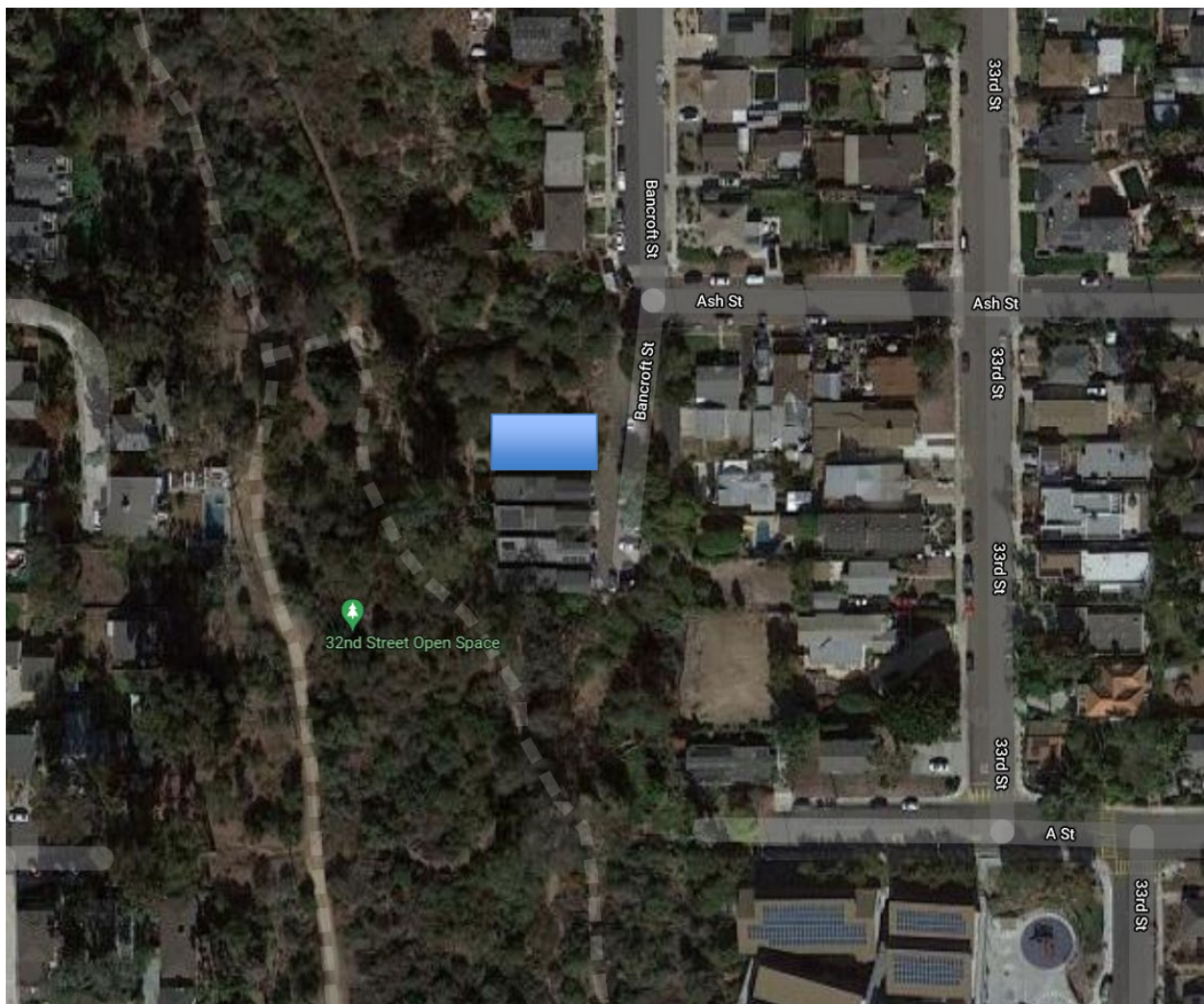
Community Planning Group Recommendation: On February 11, 2019, the Greater Golden Hill Planning Committee (GGHPC) voted 9-3, with one abstention, to approve the project with conditions, which are discussed herein. On July 8, 2020, the GGHPC once again heard the project, and the vote was 8-0, with one abstention, adding additional conditions, which are also discussed herein.

Environmental Review: The project was analyzed per California Environmental Quality Act (CEQA) Guidelines section 15183. It was determined that there are no project- or site-specific significant effects, and no mitigation measures are required. The project is consistent with the underlying zoning and with the Final Program Environmental Impact Report for the North park and Golden Hill Community Plan Updates (PEIR), Project No. 380611, which was certified by City Council on November 7, 2016. No further environmental documentation is required.

The analysis and conclusion under section 15183 is not an *“environmental determination”* as defined by SDMC [113.0103](#), therefore, action under CEQA Guidelines section 15183 is not appealable or subject to SDMC [112.0520](#).

BACKGROUND

The project site is located on APNs 539-441-21 and 539-441-22, located just north of 1332 Bancroft Street, on the west side of Bancroft Street south of Ash Street, in the RS-1-1 (Residential-Single Unit) Zone of the Greater Golden Hill Community Plan area, Review Area 1 for San Diego International Airport, and the 65-70 dB CNEL Noise Contour for San Diego International Airport. It is designated Low Density Residential with 0-9 dwelling units per acre (du/ac) within the Golden Hill Community Plan.



To the north and south are properties within the same zone and plan designation. To the west of the project site is the 32nd Street Canyon, which is zoned RS-1-1 and designated Open Space. To the east, and more generally defining the area surrounding the canyon, are properties zoned RS-1-7 and

designated Low Density Residential. The predominant development pattern in the area uses RS-1-7 development standards.

DISCUSSION

Per [SDMC 126.0802](#), a variance may be requested for proposed development that would not comply with an applicable development regulation of the Land Development Code, except that density shall not be increased through a variance. [SDMC 126.0804](#) states that a decision on an application for a variance shall be made in accordance with Process Three, with the Hearing Officer as the decision maker.

A variance provides relief from the strict application of development regulations due to special circumstances that deprive the property of privileges enjoyed by other nearby properties. Such circumstances apply at this location. Therefore, the project requests a variance to allow Floor Area Ratio (FAR) of 0.70 in the RS-1-1 zone where 0.45 is otherwise required in accordance with [SDMC 131.0446\(a\)\(1\)](#).

FAR limits the floor area of a building to a certain portion of its lot size; it is a numerical means of limiting the bulk and scale of buildings. The property is zoned RS-1-1, which has a maximum FAR of 0.45. This means that a building in the RS-1-1 zone can have no more than 45% of the lot area as building floor area.

The RS-1-1 zone in this location covers an irregularly shaped area which follows the contours of the 32nd Street Canyon. The required lot size for the RS-1-1 zone is 40,000 square feet, or 0.92 acres. The development standards for the RS-1-1 zone are based on this required lot area. However, RS-1-1 zoned lots in this vicinity occur only in the canyon, and they do not attain this lot size, particularly for privately-owned lots along the edge of the canyon, such as the project site.

On larger lots, FAR effectively does not limit the size of a single-family home. For example, the allowable gross floor area of a house on a 40,000 square-foot lot at a 0.45 FAR is 18,000 square feet, far in excess of the size of the typical single-family home.

However, using FAR, as lot sizes decrease, so does the size of the buildings that are allowed on each lot. The project contains two lots that are only 2,500 square feet. At a 0.45 FAR, a 2,500-square-foot lot is only allowed 1,125 square feet of building area. This limits the two lots to extremely small homes, which deprives them of the privilege of developing a reasonably-sized single-family home on either 2,500-square-foot lot in line with typical RS-1-1 zoned lots and with the surrounding community.

Zoning for nearby lots located outside the canyon is predominately RS-1-7 (5,000 square-foot minimum lot size), with small areas of RS-1-4 (10,000 square foot minimum lot size). With the exception of the canyon itself, the neighborhood is developed with standard single-family residences in those two zones, which both have a variable FAR of up to 0.70 depending on lot size. Although the project site is zoned RS-1-1, it more closely matches the lot configurations and general development pattern of the RS-1-7 zoning of the surrounding area.

Airport Land Use Compatibility:

On June 4, 2020, the Airport Land Use Commission (ALUC), voted (weighted vote points) 88-0-12 on a determination that the project is conditionally consistent with the SDIA-ALUCP, the facts and findings and included in Attachment 7.

Community Planning Group:

This project has been to the Greater Golden Hill Planning Committee (GGHPC) twice. The first time was on February 11, 2019, where the project was approved 9 to 3 with one abstention, on the condition that any biological and related environmental issues would be addressed by requirements from City staff and that the City evaluates an offsite retaining wall to make sure it's safe for vehicles.

Staff has reviewed and accepted the submitted General Biological Assessment Report updated April 2021 which identified Tier IV which is not considered sensitive vegetation. The proposed project is expected to impact approximately 0.10 acre of disturbed non-native dominant vegetation habitat, 0.03 acre of disturbed habitat, therefore, no mitigation is required. Additionally, the applicant provided a slope analysis which indicated that the project site does not contain Steep Hillides. Based on Staff's analysis, the project site does not include Environmentally Sensitive Lands in the form of Sensitive Biological Resources or Steep Hillides and therefore, does not require a Site Development Permit and no mitigation is required.

The second condition has no nexus to the project because the applicant is not tied to City maintenance responsibilities for existing City facilities in any way.

The project returned to the GGHPC on July 8, 2020. The project was again approved, this time 8 to 0, with one abstention. The GGHPC added the following conditions:

1. Revision of the EMRA with existing property owners (APN's: 539-441-17-00, -18-00, -19-00 & -20-00) and the City to no longer include portions of street and retaining wall fronting on undeveloped parcels (APN's: 539-441-20-00, -21-00 & -05-00).
2. That the City repair any damage caused to roadway and retaining wall by recent City public works projects.
3. That maintenance and repair of street and retaining wall fronting on undeveloped parcels (APN's: 539-441-20-00, -21-00 & -05-00) would now become responsibility of the City, after any improvements the City requires of the Bancroft St. Residences project.

These conditions have no nexus to the project; the applicant is not liable for current or future City maintenance responsibilities on Bancroft Street, or for existing agreements the City may have with other property owners.

Conclusion:

The large-lot, RS-1-1 zoning standards being applied to extremely small lots in a neighborhood that is zoned almost exclusively RS-1-7 otherwise is a special circumstance applying to the premises for

which the variance is sought that is peculiar to the premises and does not apply generally to the land or premises in the neighborhood. This condition is not the result of any act of the applicant after the adoption of the regulations. Therefore, staff recommends approval of Variance No. 1647238.

ALTERNATIVES

1. Approve Variance No. 1647238 with modifications.
2. Deny Variance No. 1647238 if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



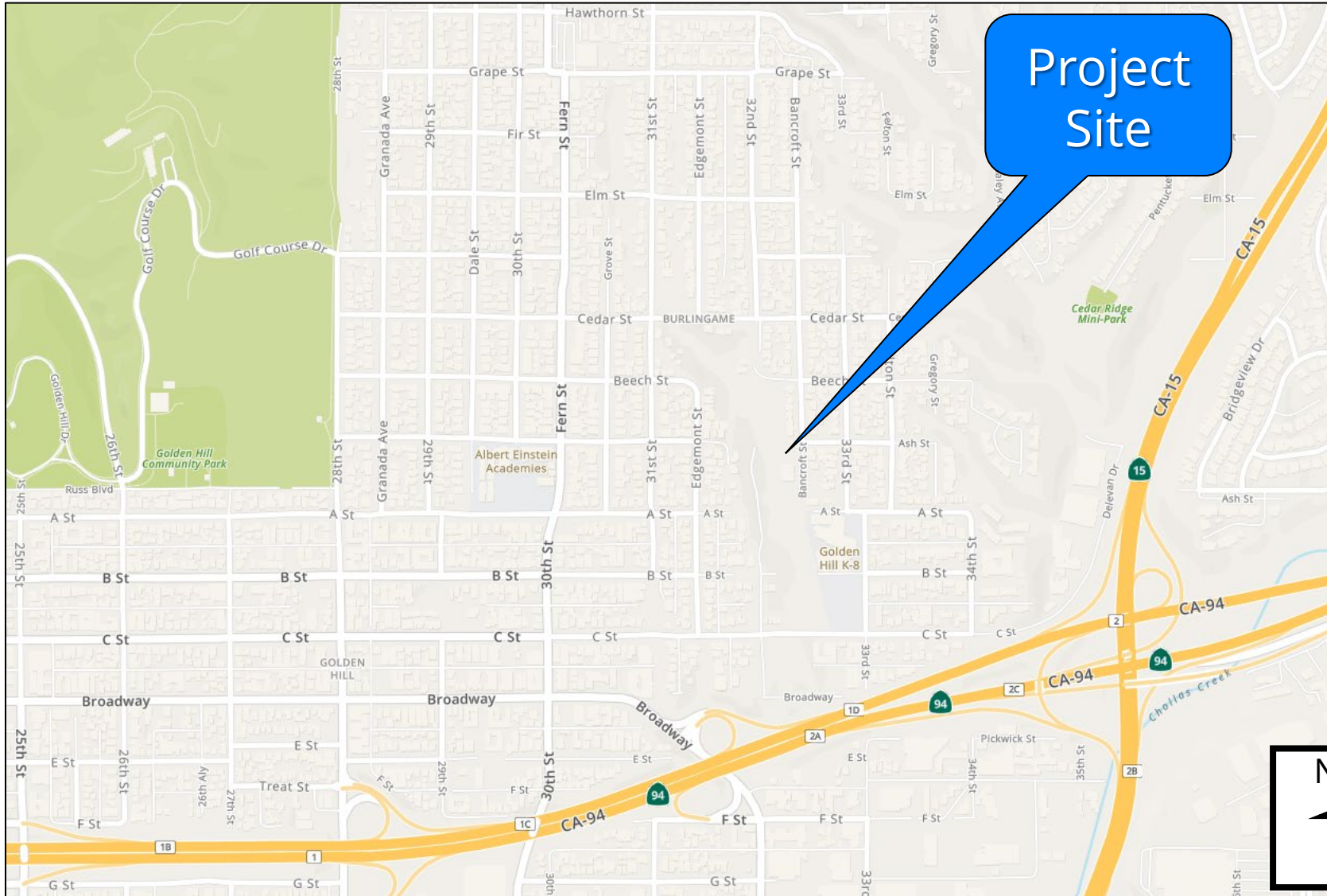
Carrie Lindsay, Development Project Manager

Attachments:

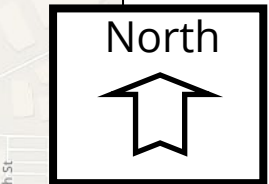
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. Golden Hill CPU PEIR
7. Airport Land Use Commission Consistency Determination
8. Community Planning Group Recommendation
9. Ownership Disclosure Statement
10. Project Plans



Project Location Map



Bancroft Street Residences, Project Number 458558
Assessor Parcel Numbers 539-441-21 and 539-431-22, LOTS 15 and 16 north of 1332 Bancroft Street





Community Plan

Project Site

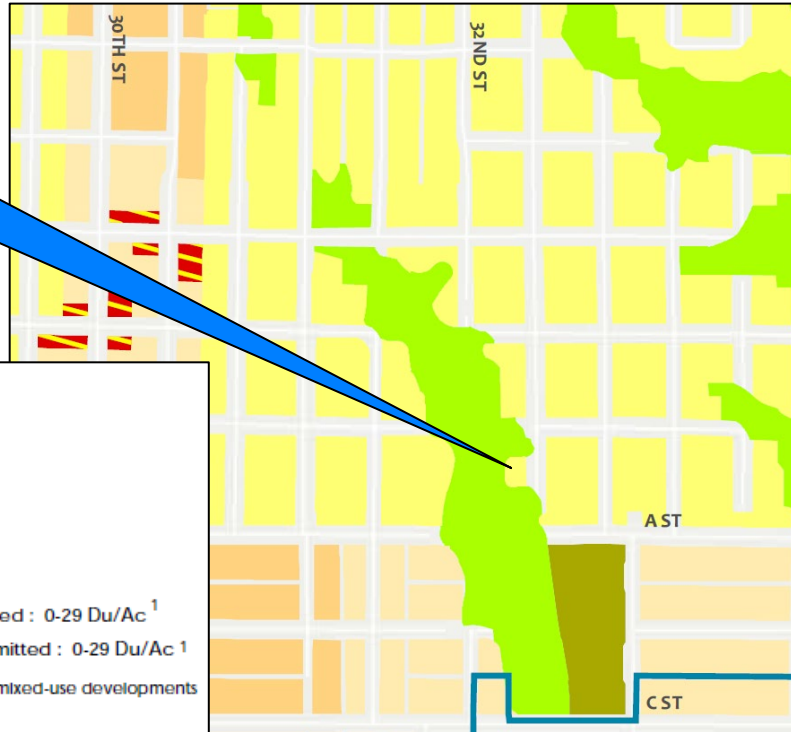


FIGURE 2-1: GOLDEN HILL LAND USE MAP



LEGEND

Residential

- Residential - Low : 1-9 Du/Ac
- Residential - Low Medium : 10-15 Du/Ac
- Residential - Medium : 16-29 Du/Ac
- Residential - Medium High : 30-44 Du/Ac

Commercial, Employment, Retail, and Services

- Community Commercial - Residential Permitted : 0-29 Du/Ac ¹
- Neighborhood Commercial - Residential Permitted : 0-29 Du/Ac ¹

¹ Addition of residential use allowed only as part of mixed-use developments

- Limited Commercial (See Land Use Element)

Park, Open Space, and Recreation

- Open Space

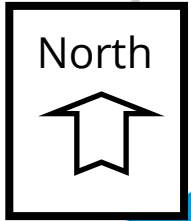
Institutional and Public/Semi-Public Facilities

- Institutional

Density Increase with Planned Development Permit

- 25th St Commercial to 30-44 Du/Ac
- C Street (east) to 16-29 Du/Ac
- Community Plan Boundary

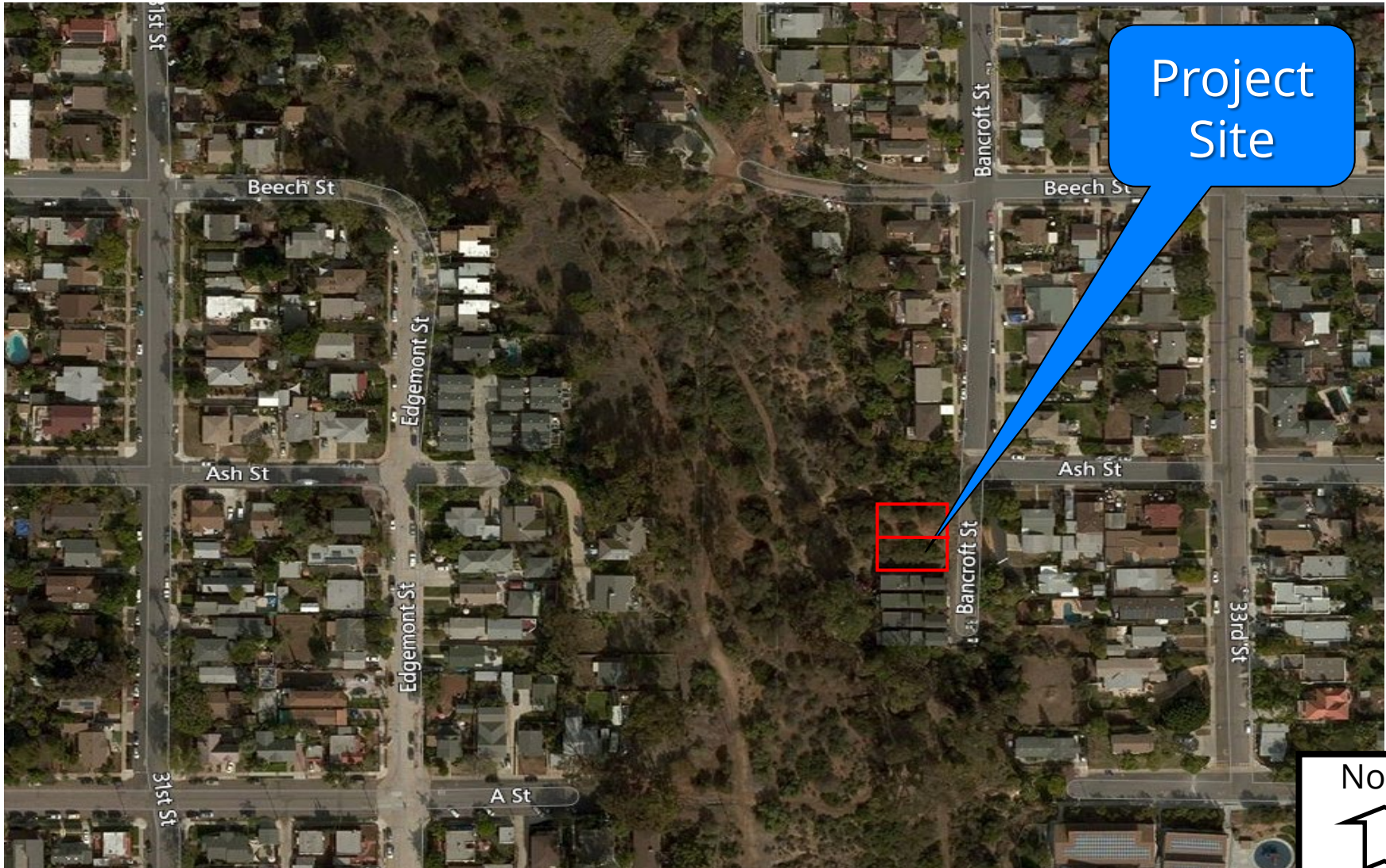
ATTACHMENT 2



Bancroft Street Residences, Project Number 458558
Assessor Parcel Numbers 539-441-21 and 539-431-22, LOTS 15 and 16 north of 1332 Bancroft Street



Aerial Photo



Bancroft Street Residences, Project Number 458558
Assessor Parcel Numbers 539-441-21 and 539-431-22, LOTS 15 and 16 north of 1332 Bancroft Street

HEARING OFFICER RESOLUTION NO. _____
VARIANCE NO. 1647238
BANCROFT STREET RESIDENCES - PROJECT NO. 458558

WHEREAS, COMMERCIAL CONSTRUCTION PARTNERS, LLC, Owner/Permittee, filed an application with the City of San Diego for a permit to construct two new single-family dwelling units on two vacant lots (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1647238, on portions of just over 0.11-acres;

WHEREAS, the project site is located on Assessor Parcel Numbers (APN) 539-441-21 and 539-441-22, located just north of 1332 Bancroft Street, on the west side of Bancroft Street south of Ash Street, in the RS-1-1 Zone of the Greater Golden Hill Community Plan area, Review Area 1 for San Diego International Airport, and the 65-70 dB CNEL Noise Contour for San Diego International Airport;

WHEREAS, the project site is legally described as Lots 15 and 16, Block 1 of San Diego Property Union, according to Map thereof No. 314, in the City of San Diego, County of San Diego, State of California, filed in the Office of the San Diego County Recorder on April 9, 1873;

WHEREAS, the City of San Diego, as Lead Agency, through the Development Services Department, analyzed the Project under the California Environmental Quality Act (CEQA) Guidelines Section 15183 and found the Project was consistent with the underlying zoning and with the Final Program Environmental Impact Report for the North Park and Golden Hill Community Plan Updates (PEIR), Project No. 380611, which was certified by City Council on November 7, 2016 and no further environmental documentation is required; and the analysis under CEQA Guidelines section 15183 is not appealable or subject to SDMC 112.0520;

WHEREAS, on November 3, 2021, the Hearing Officer of the City of San Diego considered Variance No. 1647238 pursuant to the Land Development Code of the City of San Diego;

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Variance No. 1647238:

A. VARIANCE [SDMC Section 126.0805]

1. Findings for Variance Approval:

- a. There are special circumstances or conditions applying to the land or premises for which the variance is sought that are peculiar to the land or premises and do not apply generally to the land or premises in the neighborhood, and these conditions have not resulted from any act of the applicant after the adoption of the applicable zone regulations.**

The project site is just over 0.11-acres and is located on APNs 539-441-21 and 539-441-22, located just north of 1332 Bancroft Street in the RS-1-1 zone within the Grater Golden Hill Community Plan. Each address is a legal lot measuring approximately 2,500 square feet, or 0.057 acres (100' x 25').

The project requests a variance to allow a floor area (FAR) of 0.70 in the RS-1-1 zone where 0.45 is otherwise required in accordance with SDMC 131.0446(a)(1).

The RS-1-1 zone in this location covers an irregularly shaped area which follows the contours of the 32nd Street Canyon. The required lot size for the RS-1-1 zone is 40,000 square feet, or 0.92 acres. The development standards for the RS-1-1 zone are based on this required lot area. However, RS-1-1 zoned lots in this vicinity occur only in the canyon, and they do not attain this lot size, particularly for privately-owned lots along the edge of the canyon, such as the subject property.

The RS-1-1 zone has a maximum Floor Area Ratio (FAR) of 0.45. An FAR of 0.45 means that a building in the RS-1-1 zone can have no more than 45% of the lot area as building floor area. FAR limits the floor area of a building to a certain portion of its lot size; it is a numerical means of limiting the bulk and scale of buildings.

On larger lots, FAR effectively does not limit the size of a single-family home. For example, the allowable gross floor area of a house on a 40,000 square-foot lot at a 0.45 FAR is 18,000 square feet, far in excess of the size of the typical single-family home.

However, using FAR, as lot sizes decrease, so does the size of the buildings that are allowed on each lot. At a 0.45 FAR, a 2,500-square-foot lot is only allowed 1,125 square feet of building area. This limits the two lots to extremely small homes, which deprives them of the privilege of developing in line with the surrounding community.

Zoning for nearby lots located outside the canyon is predominately RS-1-7 (5,000 square-foot minimum lot size), with small areas of RS-1-4 (10,000 square foot minimum lot size). With the exception of the canyon itself, the neighborhood is

developed with standard single-family residences in those two zones, which both have a variable FAR of up to 0.70 depending on lot size.

Although the project site is zoned RS-1-1, they more closely match the lot configurations and general development pattern of the RS-1-7 zoning of the surrounding area.

The large-lot, RS-1-1 zoning standards being applied to extremely small lots in a neighborhood that is zoned almost exclusively RS-1-7 otherwise is a special circumstance applying to the premises for which the variance is sought that is peculiar to the premises and does not apply generally to the land or premises in the neighborhood. This condition is not the result of any act of the applicant after the adoption of the regulations.

- b. The circumstances or conditions are such that the strict application of the regulations of the Land Development Code would deprive the applicant of reasonable use of the land or premises and the variance granted by the City is the minimum variance that will permit the reasonable use of the land or premises.**

The project requests a variance to allow a floor area (FAR) of 0.70 in the RS-1-1 zone where 0.45 is otherwise required in accordance with SDMC 131.0446(a)(1).

The RS-1-1 zone is the only RS zone that has a fixed FAR value set at 0.45, and it has a minimum lot size of 40,000 square feet. Together, these RS-1-1 features allow reasonable use of properties in this zone for lots which meet the minimum lot size. The allowable gross floor area of a house on a 40,000 square-foot lot at a 0.45 FAR is 18,000 square feet, far in excess of the size of the typical single-family home.

For a given FAR, as lot sizes decrease, so does the size of the buildings that are allowed on each lot. Applying the 0.45 FAR value to the project's small, legally non-conforming lots does not allow for a reasonably-sized home. At a 0.45 FAR, a 2,500-square-foot lot is only allowed 1,125 square feet of building area. This is far smaller than the typical San Diego single family home, which can range from 1,600 square feet for existing units to over 2,000 for new construction. Therefore, the strict application of the required RS-1-1 maximum FAR would deprive the owner of a reasonable use of the property.

The Land Development Code accounts for FAR's effect on smaller properties in RS zones by allowing the required FAR in the RS-1-2 through RS-1-7 zones to increase as lots get smaller per SDMC Table 131-04J; however, RS-1-1 is not included in this table. This results in a flat 0.45 FAR for properties in RS-1-1 regardless of lot size, which penalizes small lots.

The project proposes a variance to allow an FAR of 0.70 in the RS-1-1 zone where 0.45 is otherwise required. This request is based on SDMC Table 131-04J using lot size of less than 3,000 square feet. Although RS-1-1 is not listed in Table 131-04J, the variance request is reasonable and appropriate because the RS-1-1-zoned project

site is located in a neighborhood that is zoned almost exclusively RS-1-7. Allowing a 0.70 FAR will allow the project site to develop using the same privileges as the rest of the neighborhood, following the same development pattern. The proposed project follows all other applicable requirements of the RS-1-1 zone, including structure height and setbacks.

A variance will allow the project site to develop in a manner similar to other residences in the neighborhood in accordance with the established precedent of SDMC Table 131-04J. With a variance to allow an FAR of 0.70, the project will allow a maximum residence size of 1,750 square feet, which is a reasonable size for a single-family home. The project currently proposes floor areas of 1,702 and 1,714 square feet. Therefore, the granting of the variance is the minimum variance which will allow reasonable use of the land.

c. The granting of the variance will be in harmony with the general purpose and intent of the regulations and will not be detrimental to the public health, safety, or welfare.

The purpose of the RS zones, per SDMC 131.0403(a), is to provide appropriate regulations for the development of single dwelling units that accommodate a variety of lot sizes and residential dwelling types and which promote neighborhood quality, character, and livability. The intent, per the same code section, is that these zones provide for flexibility in development regulations that allow reasonable use of property while minimizing adverse impacts to adjacent properties.

The RS-1-1 zone is often applied to existing lots in urbanized communities where the intent is to limit further development. The intent of using the RS-1-1 zone in such a manner is to use the large minimum lot size (40,000 square feet) to prevent further subdivision. The 32nd Street Canyon, which runs west of the subject property, is an example of such a situation.

Much of the land comprising the 32nd Street Canyon is owned by the City and is unlikely to ever be developed. However, the RS-1-1 zoning also applies to private properties in the vicinity, almost all of which appear to be smaller than 40,000 square feet. Therefore, the RS-1-1 zone has already achieved its purpose in the 32nd Street Canyon area – properties in and adjacent to the canyon cannot be further subdivided.

Lots in the RS zones can accommodate a single-family home regardless of the specific zone, or property location or circumstances. Therefore, the project site could accommodate two houses whether or not a variance is granted. However, the allowable FAR in the RS-1-1 zone is 0.45. At this FAR, a 2,500-square-foot lot is only allowed 1,125 square feet of building area. This is not considered a reasonable size for a new single-family home. Therefore, a 0.45 FAR limits the reasonable use of the premises for the construction of a single-family home.

A variance is sought specifically to provide relief to the Floor Area Ratio (FAR) regulations of the RS-1-1 zone, to allow an FAR of 0.70 where 0.45 is otherwise required. The project meets all other applicable development standards for the RS-1-1 zone.

Using FAR, as lot sizes decrease, so does the size of the buildings that are allowed on each lot – the allowable floor area being a percentage of the size of the lot. To address this issue, SDMC 131.0446(a)(1) provides Table 131-04J for variable FARs in the RS-1-2 to RS-1-7 zones on lots smaller than 19,000 square feet. Using this table, as lot sizes decrease, the allowable FAR increases, so that houses on smaller lots can remain a reasonable size. FAR can range from 0.45 on lots greater than 19,000 square feet up to 0.70 for lots smaller than 3,000 square feet.

The RS-1-1 zone is not included in Table 131-04J. Therefore, even on legal lots smaller than 20,000 square feet in the RS-1-1 zone, the maximum FAR is 0.45. Although the subject property is zoned RS-1-1, it is located in a neighborhood where adjacent zoning (RS-1-4 and RS-1-7) is able to utilize Table 131-04J to tailor FARs to lot size. This table would allow the project's two 2,500-square-foot lots to develop at an FAR of 0.70. The granting of a variance will therefore allow the property to develop using the same rights as the properties in the adjacent neighborhood. This flexibility is expressly provided for by the purpose and intent of the RS zones per SDMC 131.0403(a).

The proposed development is consistent with the relevant SDMC, policies, and regulations whose primary focus is the protection of the public's health, safety, and welfare. The permit for the project includes various conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of SDMC in effect for this project. Such conditions within the permit have been determined necessary to avoid adverse impact upon the public health, safety, and general welfare of persons residing or working in the surrounding area. The project shall comply with the development conditions in effect for the subject property and other regulations and guidelines pertaining to the subject property per the SDMC,

Prior to issuance of any building permit for the proposed development, the plans shall be reviewed for compliance with all Building, Electrical, Mechanical, Plumbing and Fire Code requirements, and the owner/permittee shall be required to obtain grading and public improvement permits. Compliance with these regulations during and after construction will be enforced through building inspections completed by the City's building inspectors,

Furthermore, the project has been reviewed pursuant to the California Environmental Quality Act, and the environmental analysis did not find any significant impacts to the public health and safety not already addressed by the Golden Hill Community Plan Update EIR. Therefore, the granting of the variance will be in harmony with the general purpose and intent of the regulations and will not be detrimental to the public health, safety, or welfare.

- d. The granting of the variance will not adversely affect the applicable land use plan. The required finding shall specify that granting of the variance conforms with, and is adequate to carry out, the provisions of the certified land use plan.**

The project site is designated Low Density Residential (0-9 du/ac) within the Golden Hill Community Plan. This designation governs the density of newly created lots; however, it does not preclude the development of one single-family unit on an existing, legal lot, which is always allowed. The proposed project is not a subdivision; therefore, it would not change the allowed density of the lots per the applicable Community Plan, nor would it increase the allowable number of dwelling units in the plan area. In fact, it should be noted that this designation allows for a density similar to the RS-1-7 zone (RS-1-7 allows for 8.7 du/ac). This is relevant because a variance is being sought to allow the site to use the FAR requirements of the RS-1-7 zone.

Furthermore, the project conforms with, and is adequate to carry out, goals and objectives of the Community Plan, including, but not limited to:

1. Key Community Goals (Page IN-9):

- Vibrant, successful and distinct neighborhoods that fit within the context of the community as a whole.

By constructing two new residences with contemporary architecture at an FAR that is similar to the surrounding neighborhood, the project meets this goal.

- Traditional, fine-grained neighborhood character preserved throughout the community by application of appropriate land uses and intensities, and by building designs compatible with the community's architectural character and scale.

By constructing two new residences with contemporary architecture at an FAR that is similar to the surrounding neighborhood, the project meets this goal.

- Quality housing opportunities, and a clean, safe, healthy environment for residents in all income and social groups

This project creates two new dwelling units subject to all the health and safety requirements of local, state, and federal law, thereby meeting this goal.

- Walkable neighborhoods and complete streets that accommodate bicyclists and pedestrians safely, provide adequate parking, and reduce vehicular travel speeds.

The project meets this goal by upgrading adjacent public improvements, as well as providing adequate off-street parking per the SDMC.

2. Policy LU-2.1: Provide a diverse mix of housing types and forms consistent with allowable densities and urban design policies.

By constructing two new residences with contemporary architecture at an FAR that is similar to the surrounding neighborhood, the project meets this intent of this policy.

3. Policy LU-2.2: Enable rental and ownership opportunities in all types of housing, including alternative housing types such as live/ work studios and shopkeeper units.

By constructing two new residences with contemporary architecture at an FAR that is similar to the surrounding neighborhood, the project meets this intent of this policy.

4. Policy LU-2.6: Design new residential development to complement the scale and architecture of other buildings within the same block. Where there is a mix of styles on the same block, maintain any shared characteristics such as setbacks, heights, rooflines and massing.

By constructing two new residences with contemporary architecture at an FAR that is similar to the surrounding neighborhood, the project meets this intent of this policy. The project has similar bulk and scale to adjacent properties on the same street.

5. Policy UD-3.1A: Complement the scale, form and architecture of other buildings within the block. Where there is a mix of styles, follow any shared characteristics such as setbacks, heights, rooflines and massing.

By constructing two new residences with contemporary architecture at an FAR that is similar to the surrounding neighborhood, the project meets this intent of this policy. The project has similar bulk and scale to adjacent properties on the same street.

6. Policy UD-3.33A:In order to accommodate a reasonable building size for lots with limited flat area, step foundations down slopes rather than use extensive cantilevers over landforms.

The project steps down the slope, meeting the intent of this policy. The project has similar bulk and scale to adjacent properties on the same street.

7. Policy UD-3.33C: Minimize bulk and scale by dividing building heights into one- and two-story components....

The project steps down the slope, meeting the intent of this policy. The project has similar bulk and scale to adjacent properties on the same street.

8. Policy UD-3.33D: Vary the design and treatment of rooftops within sloping sites. Rooflines should be used to emphasize the shape and direction of the hillside instead of masking it .

The project provides a variety of rooftop interest, meeting the intent of this policy. The project has similar bulk and scale to adjacent properties on the same street.

The proposed two single family residences are located in an area of existing single-family residences and part of an established residential neighborhood. Granting of the variance allowing a 0.70 FAR would allow the applicants reasonable use of the property. The project would not adversely affect the character of the single-family residential neighborhood. The proposed homes would implement the objectives and recommendations within the applicable Golden Hill Community Plan and would facilitate the purpose and intent of the RS-1-1 regulations. The project will be consistent with existing development on this section of Bancroft Street and within the Grater Golden Hill area.

Therefore, the granting of the variance will not adversely affect the applicable land use plan, and granting of the variance conforms with, and is adequate to carry out, the provisions of the applicable Golden Hill Community Plan.

The above findings are supported by the minutes, maps and exhibits, all of which are incorporated herein by this reference.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Variance No. 1647238, is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1647238, a copy of which is attached hereto and made a part hereof.

Carrie Lindsay
Development Project Manager
Development Services

Adopted on: [Date of Approval]

IO#: 24006351

DRAFT

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION
501

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24006351

SPACE ABOVE THIS LINE FOR RECORDER'S USE

VARIANCE NO. 1647238

BANCROFT STREET RESIDENCES - PROJECT NO. 458558

HEARING OFFICER

This Variance No. 1647238 (Permit) is granted by the Hearing Officer of the City of San Diego to COMMERCIAL CONSTRUCTION PARTNERS, LLC, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0802. The just over 0.11-acre site is located on Assessor Parcel Numbers (APN) 539-441-21 and 539-441-22, located just north of 1332 Bancroft Street in the RS-1-1 Zone of the Greater Golden Hill Community Plan, Review Area 1 for San Diego International Airport, and the 65-70 dB CNEL Noise Contour for San Diego International Airport. The project site is legally described as: Lots 15 and 16, Block 1 of San Diego Property Union, according to Map No. 314, in the City of San Diego, County of San Diego, State of California, filed in the Office of the San Diego County Recorder on April 9, 1873.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct two new single-family dwelling units on two vacant lots described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated November 3, 2021, on file in the Development Services Department.

The project shall include:

- a. Construction of two single-family dwelling units, house one totaling 1,702 square feet and house two totaling 1,714 square feet, on two contiguous lots,
- b. A Variance to allow a Floor Area Ratio (FAR) of 0.70 where the RS-1-1 zone otherwise requires 0.45.
- c. Landscaping (planting, irrigation and landscape related improvements);
- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by November 17, 2024.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
9. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to

comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

CLIMATE ACTION PLAN REQUIREMENTS:

10. Owner/Permittee shall comply with the Climate Action Plan (CAP) Consistency Checklist stamped as Exhibit "A." Prior to issuance of any construction permit, all CAP strategies shall be noted within the first three (3) sheets of the construction plans under the heading "Climate Action Plan Requirements" and shall be enforced and implemented to the satisfaction of the Development Services Department.

ENGINEERING REQUIREMENTS:

11. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.

12. Prior to the issuance of any building permits, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to the requirements of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.

13. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of new curb/gutter per current City Standards along project's frontage and a two-foot concrete swale leading to the existing catch basin on the south end of Bancroft Street satisfactory to City Engineer.

14. Prior to the issuance of any building permit the Owner/Permittee shall assure by permit and bond, the construction of a 12 foot standard driveway for each lot on Bancroft Street satisfactory to the City Engineer.

15. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.

16. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

17. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement from the City Engineer, for proposed non-standard driveways, landscaping and trees in the Bancroft Street public right of way.

18. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of two 12-foot-wide driveways (one for each lot), adjacent to the site on Bancroft Street, satisfactory to the City Engineer.

19. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the widening of Bancroft Street per City Standard SDG-113 (Schedule J) to achieve a 40-foot property line to center line adjacent to the site on Bancroft Street. to satisfaction of City Engineer.

LANDSCAPE REQUIREMENTS:

20. Prior to issuance of any grading permit, the Owner/Permittee shall submit complete construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the City of San Diego Landscape Standards, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit "A," on file in the Development Services Department.

21. Prior to issuance of any public improvement permit, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40-square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

22. Prior to issuance of any building permit (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. Construction plans shall provide a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per §142.0403(b)6.

23. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of another entity approved by the Development Services Department. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

24. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed, the Owner/Permittee shall repair and/or replace in kind and equivalent size per the approved

documents to the satisfaction of the Development Services Department within 30 days of damage or Final Inspection.

BRUSH MANAGEMENT PROGRAM REQUIREMENTS:

25. The Owner/Permittee shall implement the following requirements in accordance with the Brush Management Program shown on Exhibit "A" on file in the Development Services Department.
26. The Brush Management Program shall be based on a standard Zone One of 35-ft. in width and a Zone Two of 65-ft. in width, exercising the Zone Two reduction option and Alternative Compliance measures set forth under §142.0412(f), §142.0412(i), and §142.0412(j). Zone One shall be 35-ft. in width, extending out from the habitable structures towards the native/naturalized vegetation as shown on Exhibit "A."
27. Where the full brush management zones cannot be provided, openings along the brush side of the habitable structures, plus a 10-ft. perpendicular return along adjacent wall faces, shall be upgraded to dual-glazed, dual-tempered panes as alternative compliance for the reduced brush management zones.
28. Prior to issuance of any grading permit, landscape construction documents required for the engineering permit shall be submitted showing the brush management zones on the property in substantial conformance with Exhibit "A."
29. Prior to issuance of any Building Permits, a complete Brush Management Program shall be submitted for approval to the Development Services Department and shall be in substantial conformance with Exhibit "A" on file in the Development Services Department. The Brush Management Program shall comply with the City of San Diego's Landscape Regulations and the Landscape Standards.
30. Within Zone One, combustible accessory structures (including, but not limited to decks, trellises, gazebos, etc.) shall not be permitted while accessory structures of non-combustible, one-hour fire-rated, and/or Type IV heavy timber construction may be approved within the designated Zone One area subject to Fire Marshal's approval.
31. The Brush Management Program shall be maintained at all times in accordance with the City of San Diego's Landscape Standards.

PLANNING/DESIGN REQUIREMENTS:

32. The automobile, parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing authorized by the appropriate City decision maker in accordance with the SDMC.

33. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

34. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

35. Prior to the issuance of any Building Construction Permit, the Owner/Permittee shall have constructed, or ensured the construction of via permit and bond, all proposed public and private water and sewer facilities within the public right-of-way, and/or public easement, in accordance with Exhibit 'A' and the criteria established in the current edition of the City of San Diego Water and Sewer Facility Design Guidelines and all applicable City regulations, standards and practices.

36. Prior to the issuance of any Building Construction Permit, all proposed water and sewer facilities within the public right-of-way (as detailed within the Project's approved Exhibit 'A') shall be complete and operational in a manner satisfactory to the Public Utilities Director and the City Engineer. This includes replacing the 6" Bancroft Street Public Water Main south of the Bancroft Street/Ash Street water main tee should that portion of the water main be found to be cast iron; and, replacing the those sections/lengths of the existing 6" lined concrete sewer main as required to tie-in the proposed private gravity sewer laterals in a manner acceptable to the City's assigned Resident Engineer.

37. Prior to any Building Construction Permit being issued, the sewer lateral(s) serving this development must pass through a permitted sewer cleanout designed so minimize the turbulence resulting from the transition from pressurized to gravity flow; OR, the cleanout as described above must be located and labeled as PROPOSED on the grading or building plans associated with the Building Construction Permit.

38. Prior to the issuance of any Building Construction Permit, any damages caused to the City of San Diego's public water and sewer facilities, which are due to the activities associated with this project, shall be repaired and/or reconstructed in a manner satisfactory to the Public Utilities Director and the City Engineer in accordance with SDMC section 142.0607.

39. Prior to any Building Construction Permit being issued, any private improvement associated with the development which lies within a public right-of-way or public easement which could inhibit the City's right to access, maintain, repair, or replace its public water or sewer facilities (e.g. private sewer lines, landscaping*, enhanced paving, storage, non-irrigation pipelines, or structures of any kind) must be removed unless the Owner/Permittee has a recorded Encroachment and Maintenance Removal Agreement (EMRA) which authorizes that specific private improvement in that specific location.

40. Prior to any Building Construction Permit being issued, any tree or shrub which:
- a. Exceeds three feet (3') in height (or which can be expected to exceed three feet in height at maturity); and,
 - b. Lies within ten feet (10') of a public sewer facility or five feet (5') of a public water facility; and,
 - c. Does not have a City approved/County recorded EMRA,

Shall be removed or must be located and labeled as TO BE REMOVED on the grading or building plans associated with the Building Construction Permit.

41. Prior to any Certificate of Occupancy being issued, all domestic, irrigation, and fire water service lines serving this development must pass through a permitted, private, above ground, backflow prevention device (BFPD); or, the Design Engineer must include the following note on the site plan: THIS SINGLE-FAMILY RESIDENTIAL DEVELOPMENT PROJECT WILL HAVE A COMBINED DOMESTIC/FIRE PROTECTION WATER SERVICE WHICH UTILIZES A PASSIVE PURGE STYLE OF DESIGN AND IS THEREFORE EXEMPT FROM THE REQUIREMENT FOR A BACKFLOW PREVENTION DEVICE.

INFORMATION ONLY:

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on [Date of Approval] and [Approved Resolution Number].

ATTACHMENT 5

Variance No. 1647238
Date of Approval: [Date of Approval]

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Carrie Lindsay
Development Project Manager

NOTE: Notary acknowledgment must be attached per Civil Code section 1189 et seq.

The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

Commercial Construction Partners, LLC
Owner/Permittee

By _____
John Ryan
Managing Member/Owner

NOTE: Notary acknowledgments must be attached per Civil Code section 1189 et seq.

**Final Program Environmental Impact Report for the
North Park and Golden Hill Community Plan Updates**

Project Number 380611

Sch. No. 2013121076

Available Under Separate Cover:

https://www.sandiego.gov/sites/default/files/north_park-golden_hill_final_peir_1.pdf

<https://www.sandiego.gov/planning/community/profiles/greatergoldenhill>

May 20, 2020

Mr. Martin Mendez
Development Services Department
City of San Diego
1222 First Avenue, MS 501
San Diego, California 92101

Re: Airport Land Use Commission Consistency Determination – Construction of 2
Detached Residential Units at 1332-1334 Bancroft Street, City of San Diego

Dear Mr. Mendez:

As the Airport Land Use Commission (ALUC) for San Diego County, the San Diego County Regional Airport Authority (SDCRAA) acknowledges receipt of an application for a determination of consistency for the project described above. The area covered by this project lies within the Airport Influence Area (AIA) for the San Diego International Airport (SDIA) Airport Land Use Compatibility Plan (ALUCP).

ALUC staff has reviewed your application and accompanying materials and has determined that it meets our requirements for completeness. In accordance with SDCRAA Policy 8.30 and applicable provisions of the State Aeronautics Act (Cal. Pub. Util. Code §21670-21679.5), ALUC staff has determined that the proposed project is **conditionally consistent** with the SDIA ALUCP based upon the facts and findings summarized below:

- (1) The project involves the construction of a detached residential unit on each of two contiguous lots.
- (2) The proposed project lies within the 65-70 decibel Community Noise Equivalent Level (dB CNEL) noise exposure contour. The ALUCP identifies residential uses located within the 65-70 dB CNEL noise contour as conditionally compatible with airport uses, provided that the residences are sound attenuated to 45 dB CNEL interior noise level. The ALUCP requires that an aviation easement for aircraft noise and height be recorded with the County Recorder. Therefore, as a condition of project approval, the building must be sound attenuated to 45 dB CNEL interior noise level and an aviation easement for aircraft noise and height be recorded with the County Recorder.
- (3) The height of the proposed project structure will be approximately 28 feet above ground level (approximately 209 feet above mean sea level). The proposed project is located outside the SDIA Threshold Siting Surface (TSS). The proposed project is in compliance with the ALUCP airspace protection surfaces because the project sponsor has certified that notice of construction is not required to the Federal Aviation Administration (FAA)

because the project is located within an urbanized area, is substantially shielded by existing structures or natural terrain, and cannot reasonably have an adverse effect on air navigation.

- (4) The proposed project is located outside all Safety Zones.
- (5) The proposed project is located within the overflight notification area. The ALUCP requires that a means of overflight notification be provided for new residential land uses. In instances when an avigation easement is required, the overflight notification requirement is satisfied.
- (6) Therefore, if the proposed project contains the above-required conditions, the proposed project would be consistent with the SDIA ALUCP.
- (7) This determination of consistency is not a "project" as defined by the California Environmental Quality Act (CEQA), Cal. Pub. Res. Code §21065.

This determination will be reported to the ALUC at its public meeting on June 4, 2020. Please contact Garret Hollarn at (619) 400-2788 if you have any questions regarding this letter.

Yours truly,



Ralph Redman
Manager, Airport Planning

cc: Amy Gonzalez, SDCRAA General Counsel
Brendan Reed, SDCRAA Director, Planning and Environmental Affairs
Nathen Causman, City of San Diego

**AIRPORT LAND USE COMMISSION
MINUTES
THURSDAY, JUNE 4, 2020
SAN DIEGO INTERNATIONAL AIRPORT
BOARD ROOM**

CALL TO ORDER: Chairman Boling called the meeting of the Airport Land Use Commission to order at 10:01 a.m. on Thursday, June 4, 2020, electronically and via teleconference pursuant to Executive Order N-29-20 at the San Diego International Airport, Administration Building, 3225 North Harbor Drive, San Diego, CA 92101.

ROLL CALL:

PRESENT: Commissioners: Blakespear, Boling, Cox, Kersey, Lloyd, McNamara, Robinson, Schiavoni, West

ABSENT: Commissioners: Dallarda (Ex-Officio), Dockery (Ex-Officio), Miller (Ex-Officio)

ALSO PRESENT: Kimberly J. Becker, President/CEO; Amy Gonzalez, General Counsel; Tony R. Russell, Director, Board Services/Authority Clerk; Dustin Heick, Assistant Authority Clerk I

NON-AGENDA PUBLIC COMMENT:

Board Member West left the meeting at 10:04 a.m.

COREY FUNK, CITY OF CARLSBAD, expressed support of the Determination of Consistency for the Carlsbad proposed density bonus amendments.

HOPE NELSON, CITIZENS FOR A FRIENDLY AIRPORT, requested a continuance on Item 2 on the June 4, 2020 ALUC agenda until more time has been given to the public to review the ALUC and Carlsbad positions or deny the finding of consistency.

CONSENT AGENDA (Items 1-2):

ACTION: Moved by Commissioner Robinson and seconded by Commissioner Cox to approve the Consent Agenda. Motion carried by the following votes: YES –Blakespear, Boling, Cox, Kersey, Lloyd, McNamara, Robinson, Schiavoni; NO – None; ABSENT – West; (Weighted Vote Points: YES – 88; NO – 0; ABSENT – 12)

1. APPROVAL OF MINUTES:

RECOMMENDATION: Approve the minutes of the May 7, 2020 special meeting.

CONSISTENCY DETERMINATIONS

1. REPORT OF DETERMINATIONS OF CONSISTENCY WITH AIRPORT LAND USE COMPATIBILITY PLANS: SAN DIEGO INTERNATIONAL AIRPORT 321 IVY STREET AND 2100 & 2102 HAWTHORN STREET, CITY OF SAN DIEGO, 4103 VOLTAIRE STREET, CITY OF SAN DIEGO AND 1332 BANCROFT STREET, CITY OF SAN DIEGO; MARINE CORPS AIR STATION MIRAMAR & MONTGOMERY-GIBBS EXECUTIVE AIRPORT KEARNY MESA COMMUNITY PLAN, CITY OF SAN DIEGO; MCCLELLAN-PALOMAR AIRPORT ZONING CODE AMENDMENT FOR DENSITY BONUSES, CITY OF CARLSBAD, AND ZONING CODE AMENDMENT FOR ACCESSORY DWELLING UNITS, CITY OF CARLSBAD:
RECOMMENDATION: Receive the report.

PUBLIC HEARINGS: None.

OLD BUSINESS: None.

NEW BUSINESS: None.

COMMISSION COMMENT: None.

ADJOURNMENT: The meeting adjourned at 10:14 a.m.

APPROVED BY A MOTION OF THE AIRPORT LAND USE COMMISSION THIS 9TH DAY OF JULY, 2020.

ATTEST:



TONY R. RUSSELL
DIRECTOR, BOARD SERVICES /
AUTHORITY CLERK

APPROVED AS TO FORM:



AMY GONZALEZ
GENERAL COUNSEL



**City of San Diego
Development Services**
1222 First Ave., MS-302
San Diego, CA 92101

Community Planning Committee Distribution Form Part 1

Project Name: Bancroft Street Residences	Project Number: 458558	Distribution Date: 4/7/2020
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Project Scope/Location:

The construction of two single-family dwelling units, a 1,702-square-foot dwelling unit and a 1,714-square-foot dwelling unit, on two contiguous lots, including construction of the driveway access. The 0.12-acre site is partially addressed at 1332 Bancroft Street located on lots 15 and 16, Block 1 of San Diego Property Union of Map No. 314. The site is in the RS-1-1 zone of the Greater Golden Hill Community Plan area, Airport Influence Area (SDIA - Review Area 1), ALUCP noise contours (SDIA 65-70 CNEL), and the FAA Part 77 Notification Area (SDIA).


Applicant Name: Mark Silva	Applicant Phone Number: 858-735-2375
Project Manager: Martin Mendez	Phone Number: 619-446-5309
	Email Address: mrmendez@sandiego.gov

Project Issues (To be completed by Community Planning Committee for Initial Review):

The planning group recommended approval 9-3-1, with the stated expectation that any biological and related environmental issues would be addressed by requirements from City staff. In a related motion the group unanimously recommended the City address deficiencies in public infrastructure in the area of this development, including condition of paving on this short street, a failing retaining wall, and drainage outflow in the canyon. These are not in the scope of this project, but do provide a context for the development.

Attach Additional Pages if Necessary.

Please return to:
Project Management Division
City of San Diego
Development Services Department
1222 First Avenue, MS 302
San Diego, CA 92101

Page 4		City of San Diego · Information Bulletin 620		August 2018	
		City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101		<h1>Community Planning Committee Distribution Form Part 2</h1>	
Project Name: Bancroft Street Residences		Project Number: 458558		Distribution Date: 4/7/2020	
Project Scope/Location: The construction of two single-family dwelling units, a 1,702-square-foot dwelling unit and a 1,714-square-foot dwelling unit, on two contiguous lots, including construction of the driveway access. The 0.12-acre site is partially addressed at 1332 Bancroft Street located on lots 15 and 16, Block 1 of San Diego Property Union of Map No. 314. The site is in the RS-1-1 zone of the Greater Golden Hill Community Plan area, Airport Influence Area (SDIA - Review Area 1), ALUCP noise contours (SDIA 65-70 CNEL), and the FAA Part 77 Notification Area (SDIA).					
Applicant Name: Mark Silva		Applicant Phone Number: 858-735-2375			
Project Manager: Martin Mendez		Phone Number: 619-446-5309		Email Address: mrmendez@sandiego.gov	
Committee Recommendations (to be completed for Initial Review): The planning group recommended approval 9-3-1, with the stated expectation that any biological and related environmental issues would be addressed by requirements from City staff.					
<input type="checkbox"/> Vote to Approve		Members Yes	Members No	Members Abstain	
<input checked="" type="checkbox"/> Vote to Approve With Conditions Listed Below		9	3	1	
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below		Members Yes	Members No	Members Abstain	
<input type="checkbox"/> Vote to Deny		Members Yes	Members No	Members Abstain	
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)				<input type="checkbox"/> Continued	
CONDITIONS: Any biological and related environmental issues would be addressed by requirements from City staff.					
NAME: Kathy Vandenheuvell		TITLE: Greater Golden Hill Planning Committee Chair			
SIGNATURE: Kathy Vandenheuvell		<small>Digitally signed by Kathy Vandenheuvell Date: 2020.04.15 18:03:17 -07'00'</small>		DATE: 4/15/2020	
<i>Attach Additional Pages if Necessary.</i>		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101			

**Greater Golden Hill Planning Committee
Final Meeting Minutes
by Michael Nazarinia, Secretary**

Wednesday, February 11, 2019, 6:30 P.M.

-Golden Hill Recreation Center- Community Meeting “Clubhouse”

This is the smaller building adjacent to the main gym, and is along Golf Course Dr., near 26th St., off of Russ Blvd. 2600 Golf Course Dr. is the address for all City facilities along this street.

www.sandiego.gov/planning/community/cpg
www.goldenhillplanning.com

Call to Order at 6:32pm.

Present: Cheryl Brierton, Sabrina DiMinico, David Swarens, Victoria Curran, Susan Bugbee, Joe Coneglio, Molly Brooks, Oscar Medina, Tim Briggs, Kathy Vendenheuvell, Michael Nazarinia, and Susanna Starcevic. **Total 12 in attendance.** Mary Sparks removed from GGHPC by Chairperson for too many unexcused absences. She is not counted in the attendance tally for this meeting.

Name	Present	Absent
Maggie Fulton		X
Cheryl Brierton	x	
Sabrina DiMinico	x	
David Swarens, Chairperson	x	
Victoria Curran	x	
Richard Santini arrival 6:51pm	x	
Susan Bugbee, Elections Chair	x	
Joe Coneglio	x	
Molly Brooks	x	
Oscar Medina	x	
Cristina Magana		X
Tim Briggs	x	
Kathy Vandenheuvell, Vice-Chairperson	x	
Michael Nazarinia, Secretary	x	
Susanna Starcevic	x	

Review/Approval of Minutes of January meeting, 2018

Cheryl did the count, 11 yes 1 abstention, Victoria not enough time to read. Approval of the January minutes as amended. Motion was made by Sabrina Diminico, 2nd by Susan Bugbee.

Additions and/or Deletions to Agenda: None

Governmental Reports

39th Senate District –Toni Duran,
619) 645-3133, Toni.Duran@sen.ca.gov: representative not present.

53rd Congressional District Representative, Susan Davis' Office – Ashley Campbell: Ashley.campbell@mail.house.gov.

42 new women in DC, education is a priority and opposing President Trump's agenda. Mentorships and apprenticeships is a priority. Shutdown of government, she is opposed to it. Learn More: facebook.com/RepSusanDavis Twitter: @RepSusanDavis Instagram:@RepSusanDavis

Not present, City Planner –Bernard Turgeon 619) 533-6575 bturgeon@sandiego.gov

Council District 3 Christopher Ward's office Representative Brett Weise: (619) 236-6633 bweise@sandiego.gov :
Not present

Community Relations Police Officer Kevin Vasquez, SDPD:
kvasquez@pd.sandiego.gov Not present.

Non-agenda public comment:
None.

Chair's Report by David Swarens:

Attended the Audit Committee, which reviewed both the audit and grand Jury report on Community Planning Groups. Planning department will have a program response by the end of the year, and the Audit committee referred the topic to LU&H as well as the full Council

Still reaching out to MTS re application of "Design for Transit" standards for the #2 route in GH.

CPC reviewed the TPA parking program proposal (item #4 on our agenda) and voted to recommend it be approached as a trial program (and not applied in the Beach areas). Attended CirculateSD program on getting on CPGs. This is the third year, and was both by far the best and most balanced, and the best attended as well.

Two trees (at least) have been removed on Fern Street for the sewer and curb ramp project. We had been assured that trees would be protected from impacts, and I have suggested this loss be mitigated by restoration of the lost tree canopy/biomass.

City is moving forward with all way stop as response to continued safety issues at Grape and Fern Street intersection- will be installed after early March if no objections are registered (Feb 4, Gary Pense, traffic engineer).

Broadway Terraces, an 11 unit multifamily development with covered tandem parking proposed for 3075 Broadway@ 30th Street is moving forward and should be heard soon.

The developer and an adjacent neighbor had hoped for a pedestrian route linking the neighborhood in back of the development and the Broadway sidewalk to enhance connectivity, but the City is discouraging this because the path would not meet ADA standards. This is the project I had mentioned this past month.

30th & B development, currently demo/grading will be a mixed use, multifamily development of around 3-4 stories, with one "affordable unit". Project #6003769. No further information presently. Permits in place, so I do not anticipate it coming to the GGHPC unless there is a subsequent tentative map for condo conversion.

Responded to inquiries regarding upcoming AC Water, Sewer, and Storm Drain Group 1023, project #625372, which has been noticed: planned construction start date is April 2021. Project will come to GGHPC soon, perhaps at the March meeting.

Action Item 1:

Bancroft Street Residences - PTS 458558. addressed as 1336 and 1340 Bancroft St.

John Ryan.

The construction of two 2,027-square-foot single-family dwelling units on two contiguous lots.

The 0.12-acre site is in the RS-1-1 zone of the Greater Golden Hill community plan area.

Requires a process 3 Neighborhood Development Permit (NDP) for development within Environmentally Sensitive Lands (Steep Hillside and Sensitive Biological Resources) Review and comment, provide recommendation to City hearing officer.

Mark Silva architect and John Ryan the owner of the property here to answer any questions.

John: waited a couple years due to past rejection. Now in 4th review. Initial plans were with minimal grading. The City had other ideas with right of way. Sidewalk of 50ft was what the City wanted.

Richard Santini walked in at 6:51pm.

Mark: City engineering required 50ft to be widened on the frontage, with standard curb and gutter required changing the design of the building to meet engineering requirements. Now no tandem parking, and now it's a carport instead since its 25ft. now 1702 and 1714 sqft which is reduction from 2,027 sqft original.

Mr. Roberts: Comments about his past experience. Agrees with Mark and John.

Terisha D'Igin who is owner, and John is owning one and his daughter the other one.

Mark: design is the steepest part of the slope the hardest to build and question is where the vegetation will have to be cut back, and no is the answer.

Laura Mays who lives 1320 bancroft which live 4 homes down the driveway it's a street but its really a driveway. Steepest part of the road and goes to canyon. Very worried

one lane how its going to affect traffic since road is not maintained without being trapped.

Mark and John: City required them to make it a standard street. It's going to get wider. Must be maintained to provide access to the units below. Spillway will carry water through to avoid issues during rains, because of berms. Homeowners Lori Gowrie 1324 Bancroft worried about drainage and wanted to know about improvements and drainage.

Tershia: when water passes their homes into the canyon, what happens? John says there is a pipe there to drain.

Cheryl: lived on odd side of Bancroft for 40 yrs. Lower part of Bancroft is the where this project is being built. The retaining wall bulges out in the photos so you can see what is the construction going to do to the retaining wall? She paved the asphalt herself in the upper part but never the bottom part. First responders couldn't get there because of no fire turnaround. Concern about being trapped and environmental consideration when it rains, it creates a chasm. These two homes will be near this. Another consideration is the sewer laterals. Summary concern to first responder access, impact to her property, and retaining walls. A lot of animosity in the process concerns her with the illegal grading, attempts to get people to park at the top of street due to concern and the tickets for these folks.

Susanna: people should have the right to build on their property.

Sabrina: questions about what we are doing.

John: parking and it's a non-conforming street. Parking perpendicular is illegal but they do it anyway. They have one car garage he understands it. Regarding the grading, was asked to do soils report for the City. Did it with mini-excevator, neighbors thought it was illegal its not. Lots is not next to the chasm. A double lot is next to us. We are 50' away from it. Not our concern. The fire concern is an issue everywhere. Mark says the distance of the street id not long enough to require a turn around.

Lori: retaining wall with the heavy vehicles is how its going to impact the road. To do the upgrades.

Concern is the work on the lower part is going to wreck the upper street part too.

Kathy: what about biological life and impact on mitigating the effect? Are there sensitive plants or habitats that would be disturbed by the construction? Mark : None.

Tershia: Needs to be addressed as in the original plan.

Cheryl noted that in order to approve a neighborhood discretionary project in an environmentally sensitive area like this, GGHPC was required to make the findings specified in San Diego Municipal Code 126.0404 (a), (b), and (c), but the information to make such findings had not been given to GGHPC. David Swarens contended that GGHPC did not need to make those findings.

David: no deviations from the code they are not requesting a deviation.

Susan: issue is with City. Requests everything to make it wider and safer. We should support that.

Joe: right to build there and have to go through structural engineering. Can't see why we would deny the right to build.

Victoria: you aren't going to build something where your daughter is going to build. 38years experience building is what john has said as a developer. Victoria the City should build.

The neighbor Laura is at the end of the driveway. Mark is controlling the water in front. John explains the 4 ways water is diverted away from Laura's home per the City's requirements. Water will go down the middle of the roadway.

Richard Santini: says the current homes shouldn't be built but they were. Thinks two separate issues, one the retaining wall and the other is for the homes. third proposal one to fix retaining wall, approve homes and then do the water mitigation.

JOE MOTION TO APPROVE THE PROJECT WITH caveat City evaluates the retaining wall to make sure it's safe for vehicles. David wants to ensure roadway is not impacted by their construction leave it as good or better than after you leave.

Joe **MOTION** to accept the project. Tim seconds the motion as presented.

Kathy concerned about erosion outside of the development. Wants to be placed on the agenda as it's a neglected issue.

9 yes 3 opposed, Tim, Cheryl and Sabrina, 1 abstention from Kathy due to biological report is not done and approved by City.

Richard comments heavy machinery will impact the road. John says he spoke to neighbor next door, Its two houses, can be done with two or three guys. Road is not drivable now, and will need to be put back better than before project started.

MOTION #2 enhance outflow treatment design from the swail to protect canyon from erooption and to protect the canyon wall from erosion and the City to repair and reinforce the retaining wall located just outside the scope of this project.

Kathy comments need response from City on this.

Susana 2nds and unanimous.

Developer acknowledges that will work with City and neighbors since it helps to have new pavement and retaining walls.

Action Item 2:

2) Declare Open board position. Mary Sparks has an excessive number of unexcused absences. Has not responded via phone and email to david or susan. 4 in a year or 3 consecutive absences. She has missed 6 out of last 9.

MOTION carried unanimously after David made motion, Kathy 2nds.

Action Item #3:

3) Elections report (Susan Bugbee, Membership & Elections).

Nominations will be presented, and nominations from the floor will be accepted.

Candidates will have the opportunity to introduce themselves to the community at this meeting. Consider hosting candidates forum in advance of the election.

Elections will precede the March meeting, at 5:30pm, March 13.

John Kroll makes a statement about cars and the City planning for homes and transportation.

Five people running for 9 open slots.

Oscar open to vacant one year term left open by mary sparks.

Susanna Starcevic doesn't think she can really add any more but then was guilted into coming back.

So now 6 out 9 spots open.
Get more people to sign in.
Cheryl and David are back in due to rules.
Erica Araiza asks about the bylaws to see about joining.
16 member board half which come up for election every year.
New board seated in April after elections and so it's that time that new officers are elected.

Action Item #4:

4) Transit Priority Area (TPA) Parking Standards, for Multifamily Residential.
The City is proposing substantial parking reductions (as little as 0) in multifamily areas designated as a TPA. This would apply in much of the Golden Hill area south of Balboa Park.

The proposed parking regulations would only apply to new multifamily residential developments that fall within this area of the community.

This will be going to the City Council early next month.

More information on the program can be found at:

<https://www.sandiego.gov/planning/programs/transportation/mobility/tpa>

[https://www.sandiego.gov/sites/default/files/ppt -
tpa parking program overview cpc.pdf](https://www.sandiego.gov/sites/default/files/ppt_-_tpa_parking_program_overview_cpc.pdf)


Comments are concerns with 100 units without parking creating a lot of problems possibly.

Cheryl makes MOTION to support community planning group position of test for 5 years of this pilot program. Tim 2nds. 11 yes, 1 no Susanna and 1 abstain Oscar not to go for middle ground wants the how proposal.


Kathy, concerned about impact on current residents and anti-family. We don't have a public transportation system that is helpful when you have kids you need parking.

5) Consider recommendations regarding status of Discover Bikes docking bike program.
City contract has ended this program so no need to discuss.

Adjourned 8:58pm

Page 3	City of San Diego · Information Bulletin 620		August 2018
	City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101		Community Planning Committee Distribution Form Part 1
Project Name: Bancroft Street Residences		Project Number: 458558	Distribution Date: 4/7/2020
Project Scope/Location: The construction of two single-family dwelling units, a 1,702-square-foot dwelling unit and a 1,714-square-foot dwelling unit, on two contiguous lots, including construction of the driveway access. The 0.12-acre site is partially addressed at 1332 Bancroft Street located on lots 15 and 16, Block 1 of San Diego Property Union of Map No. 314. The site is in the RS-1-1 zone of the Greater Golden Hill Community Plan area, Airport Influence Area (SDIA - Review Area 1), ALUCP noise contours (SDIA 65-70 CNEL), and the FAA Part 77 Notification Area (SDIA).			
Applicant Name: Mark Silva		Applicant Phone Number: 858-735-2375	
Project Manager: Martin Mendez		Phone Number: 619-446-5309	Email Address: mrmendez@sandiego.gov
Project Issues (To be completed by Community Planning Committee for Initial Review): The Greater Golden Hill Planning Committee added the following conditions to our recommended approval for this project based on the new information received by the City as it relates to repairs and maintenance to Bancroft Street directly impacting this proposed project. Our original action recommended approval 9-3-1, with the stated expectation that any biological and related environmental issues would be addressed by requirements from City staff. In a related motion the group unanimously recommended the City address deficiencies in public infrastructure in the area of this development, including condition of paving on this short street, a failing retaining wall, and drainage outflow in the canyon. These are not in the scope of this project, but do provide a context for the development. At our July 8, 2020 meeting GGHPC added the following conditions to the recommendation to approve the Bancroft St. Residences by a vote of 8-0-1: 1. Revision of the EMRA with existing property owners (APN's: 539-441-17-00, -18-00, -19-00 & -20-00) and the City to no longer include portions of street and retaining wall fronting on undeveloped parcels (APN's: 539-441-20-00, -21-00 & -05-00). 2. That the City repair any damage caused to roadway and retaining wall by recent City public works projects. 3. That maintenance and repair of street and retaining wall fronting on undeveloped parcels (APN's: 539-441-20-00, -21-00 & -05-00) would now become responsibility of the City, after any improvements the City requires of the Bancroft St. Residences project. Yes-8: (Vandenheuvel, Briggs, Nazarinia, Bugbee, DiMinico, Espinosa Araiza, Ayala, Schumacher); Abstaining-1 (Brierton, to avoid appearance of impropriety, lives on different roadway upper 1300 block Bancroft, not subject to EMRA)			
<i>Attach Additional Pages if Necessary.</i>		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101	

Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services.
 Upon request, this information is available in alternative formats for persons with disabilities.

Page 4		City of San Diego · Information Bulletin 620		August 2018	
		City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101		<h1>Community Planning Committee Distribution Form Part 2</h1>	
Project Name: Bancroft Street Residences		Project Number: 458558		Distribution Date: 4/7/2020	
Project Scope/Location: The construction of two single-family dwelling units, a 1,702-square-foot dwelling unit and a 1,714-square-foot dwelling unit, on two contiguous lots, including construction of the driveway access. The 0.12-acre site is partially addressed at 1332 Bancroft Street located on lots 15 and 16, Block 1 of San Diego Property Union of Map No. 314. The site is in the RS-1-1 zone of the Greater Golden Hill Community Plan area, Airport Influence Area (SDIA - Review Area 1), ALUCP noise contours (SDIA 65-70 CNEL), and the FAA Part 77 Notification Area (SDIA).					
Applicant Name: Mark Silva		Applicant Phone Number: 858-735-2375			
Project Manager: Martin Mendez		Phone Number: 619-446-5309		Email Address: mrmendez@sandiego.gov	
Committee Recommendations (to be completed for Initial Review): The planning group recommended conditional approval 8-0-1, with the four conditions stated under conditions below.					
<input type="checkbox"/> Vote to Approve		Members Yes	Members No	Members Abstain	
<input checked="" type="checkbox"/> Vote to Approve With Conditions Listed Below		8	0	1	
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below		Members Yes	Members No	Members Abstain	
<input type="checkbox"/> Vote to Deny		Members Yes	Members No	Members Abstain	
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)				<input type="checkbox"/> Continued	
CONDITIONS: <small>1. Any biological and related environmental issues would be addressed by requirements from City staff. 2. Revision of the EMRA with existing property owners (APN's: 539-441-17-00, -18-00, -19-00 & -20-00) and the City to no longer include portions of street and retaining wall fronting on undeveloped parcels (APN's: 539-441-20-00, -21-00 & -05-00). 3. That the City repair any damage caused to roadway and retaining wall by recent City public works projects. 4. That maintenance and repair of street and retaining wall fronting on undeveloped parcels (APN's: 539-441-20-00, -21-00 & -05-00) would now become responsibility of the City, after any improvements the City requires of the subject project</small>					
NAME: Kathy Vandeneuvel		TITLE: Greater Golden Hill Planning Committee Chair			
SIGNATURE: Kathy Vandeneuvel <small>Digitally signed by Kathy Vandeneuvel Date: 2020.07.13 15:55:03 -07'00'</small>		DATE: 7/13/2020			
Attach Additional Pages if Necessary.		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101			

**Greater Golden Hill Planning Committee
July Meeting Minutes**

Wednesday, July 8, 2020, 6:30 P.M.

**This will be a virtual meeting
(not in-person) through Zoom**

www.sandiego.gov/planning/community/cpg

Minutes Prepared by Cheryl Brierton, Sabrina DiMinico & Michael Nazarinia

Meeting held on zoom called to order by **Chair at 6:32**. Chair instructed Vice Chair/zoom host to record meeting, and explained rules for participation in a zoom meeting.

Present (12): Kathy Vandenheuvel (GGHPC Chair, Representative to Community Planners' Committee (CPC), Representative to Airport Citizens' Advisory Committee (ACAC), Tim Briggs (Vice Chair), Michael Nazarinia (Secretary), Susan Bugbee (Elections & Membership, Historic Subcommittee), Victoria Curran (Balboa Park Committee, Bicycle Subcommittee), Cheryl Brierton, Sabrina DiMinico, Erika Espinosa-Araiza, Valerie Pasquetto, Paul Schumacher, Susanna Starcevic & Reyna Ayala **Absent (2):**, Joe Coneglio, Richard Santini. **total participants.**

Review/Approval of Minutes of March & June 2020. March – Motion to approve by Starcevic seconded by Bugbee, approved 8, 3 abstain absent as the reason for Brierton, Coneglio, Schumacher. June motion to approve by Brierton, seconded by DiMinico, approved 9 yes, 2 abstain due to absence, Ayala & Coneglio.

Governmental Reports

39th CA Senate District Chevelle Tate 619.645.3133 chevelle.tate@sen.ca.gov

***Chevelle Tate for President Pro tem State Senator 39th District (Toni Atkins):**

Presentation on the Senate Housing Package – 7 bills are in package: SB995, SB1120, SB1385, SB1085, SB902, SB899, SB1410.

All the below bills have passed the Senate and are currently in the Assembly.

Atkins passed SB995 builds on existing law AB900 in 2011. SB would extend sunset on build until 20205 and provide CEQA relief on specified projects and adds affordable housing projects as an eligible use of CEQA exemption and uses a master environmental EIR process; one of the barriers before was the minimum investment was \$100million and this bill reduces it to \$15 million to be eligible; must be located in infill site and 2/3 must be used for residential and 15% of units must be affordable.

SB1120 – lot split bill that expands on existing bill to promote small-scale neighborhood development includes coastal areas but historical districts are exempt. Provides One parking space per unit; shorter than 30 day rentals are not allowed.

SB1385 – unlock existing land zoned for commercial office add retail for potential residential development; opportunity to add housing capacity to underutilized commercial space; at least 10% of housing units must be affordable or below 80% AMI.

SB1085 – density bonus bill to enhance existing density bonus for building more moderate-income (80-120% AMI) housing.

SB902 – Scaled down version of SB50; permits local government to up-zone any parcel if the parcel is located in a transit rich area, a jobs rich area or urban infill site.

SB899 – if a religious institution or nonprofit college can build housing by right with some limitations (can't be located in environmentally sensitive areas; or historic districts and must be

at least 1 acre.

SB1410 – eviction protection for tenants; provides residential landlords and mobile home park owners tax credit equal in value to unpaid rent through a signed agreement; and landlords can sell tax credit; tenants have 10 years to pay off the State in annual installments, interest free beginning in 2024.

Link for more info <https://focus.senate.ca.gov/housing>

Questions:

Gary Roberts – do any of these bills have impact on South Park historical district? Bills where protecting the historical district would impact it if it fits the criteria (i.e. bonus density).

Vandenheuvel – does SB899 require ministerial or community review? Tate: Ministerial review

Not present:

Bernie Turgeon (City Planner)

Robert Case for US Congress Rep. 53rd District (Susan Davis)

53rd Congressional District Robert Case 619.280.5353 robert.case@mail.house.gov

Randy Wilde for Assemblymember 78th District (Todd Gloria)

78th CA Assembly District Randy Wilde 619.645.3090 randy.wilde@asm.ca.gov

Lucas Cruz for Assemblymember 89th District (Lorena Gonzalez)

80th CA Assembly District Lucas Cruz 619.338.8090 lucas.cruz@asm.ca.gov

San Diego Police Department Community Relations Officer (CRO) Ricardo Rios

City Planner Bernard Turgeon 619.533.6575 bturgeon@sandiego.gov

City Council District 3 Brett Weise 619.236.6633 bweise@sandiego.gov

Non-Agenda Public Comment

For items not on the agenda but within the scope of authority of the planning committee. Limited discussion, as these have not been “noticed” for consideration, and limit to two minutes, please.

Information item regarding City of San Diego

City of San Diego AC Water & Sewer Group 1023 Project. David Spindler, PK Mechanical, and Samira Nourbakhshbeidokhti and Alireza Heidari from the City of San Diego will be presenting the details related to this project. This project proposes to replace 10,169 LF (1.93 miles) of existing AC water mains including associated water services, fire hydrants, curb ramps, traffic control, etc. This project proposes to replace 696 LF (0.13 miles) of existing CP sewer mains including associated sewer laterals and manholes. The point of contact for this project is **Vic Salazar** Communications, vic@vicsalazar.com.

From Grape to Elm Street. 10,000 ft of water main and sewer repair/replacement. Also 30th from Hawthorne to Fern – night work. City notified affected neighbors by door hangers. City will give 5 days notice for a water shut off due to COVID (instead of 72 hours). Encourages community to sign up for notices by going to public works on city website and you can subscribe to AC Sewer and Water Job 1023 for updates.

Vandenheuvel received an email about cleaning up fine dust from saw cutting on 1800-1900 block of Fern St. Contractor has asked crews to improve the daily dust cleaning.

Public Comment:

Frank Thorp – night work is going to be a big problem for residents; he has a sleep disorder and if he gets woken up he can't get back to sleep and will end up in the hospital if he can't sleep; couldn't have picked a worse time to do it all night instead.

Vic spoke to Thorp; the City put out specs as to why this would be good for night work.

Vandenheuvel – why can't work start after 5:00 and go until midnight; A Heidari supervising engineer for city of san diego – this is all they can do and mayor has been given approval.

Lisa Vella – South Bark Dog Wash – upset that it's will take 3 weeks.

Howard Blackson – what are the traffic control plans – who generated it? City of san diego and is monitored and inspected by city of San Diego.

Vic – at the completion of the sewer work on Fern street will the street be repaved? Yes, entire street will be resurfaced from Elm to Grape

Gary Roberts – will this project go deeper into golden hill after this phase is completed? This is a separate project as part of the CIP program; is there a map to show where detours will be taking place: the city has traffic control plans and will send to Vandenheuvel so she can share with the community; signs will be posted. Frank Thompson; What are the next steps if this is not a done deal? Reach out to council members.

Ryan Sullivan – head brewer South Park Brewing Company

Coneglio – recommends offering a traffic plan to the City that you think will work b/c it will make it go smoother and will make it easier; Blackburn – how much did it cost and how long did it take the city to get back to you?

Bus would get re-routed

Action Items:

Emergency Ordinance for Temporary Outdoor Business Operation Permits for South

Park. The Temporary Outdoor Business Operation Permit supports the recovery of local retail outlets and restaurants devastated by economic impacts from COVID-19 by helping businesses with limited footprints operate in outdoor settings adjacent to their businesses and get closer to the sunshine. The goal is to help dining and retail outlets with space constraints expand operations outdoors so they can cost-effectively implement safety, health and distancing protocols. Howard Blackson, hblackson@avrpstudios.com and Ryan Sullivan, sullpenguin@gmail.com to present proposed applications for outdoor business operations for businesses in the commercial areas along 30th and Fern Street.

Motion by Brierton – GGHPC fully supports the emergency ordinance for temporary outdoor business operation permits with permit fees deferred and ideally waived with the city providing traffic control and maximum available for businesses space along our commercial corridors in accordance with our community plan. GGHPC fully supports the City of San Diego temporary emergency ordinance allowing maximum use for small businesses to operate outdoors in commercial districts identified in the GGH community plan, including full street closures, with the City to defer or waive fees, and City to obtain traffic control plans. **Coneglio seconded, approved – 10 unanimous.**

Complete Communities

Complete Communities: Housing and Mobility. Consider making a recommendation and or public comment on one or both parts of the Complete Communities initiative. Complete Communities: Mobility Choices and Housing Solutions proposes amendments to the San Diego Municipal Code (SDMC) to provide incentives to increase housing production and expand the mobility network around transit hubs and existing development. Housing Solutions is an opt-in program intended to help the City meet its Regional Housing Assessment Needs (RHNA) goals for affordable housing, CAP goals by providing for affordable housing in multi-family and mixed-use commercial areas served by transit. This is an additional bonus program for providing

housing for all income levels while including amenities like linear parks and promenades. Compete Communities Housing Solutions will help the City meet its RHNA goals for affordable housing and comply with state law AB2372, also known as the California Sustainable and Affordable Housing Act (CSAHA). Housing production will need to triple annual production to meet RHNA goals of 108,000 units of housing in San Diego by 2029. The program is only permitted in zones for multifamily in Transit Priority Areas and is intended to incentivize small-scale development while investing in amenities to improve quality of life for new residents. The program would require affordable housing be located in transit supportive areas and meet inclusionary housing requirements to provide an additional 10% rental units be for households earning up to 120% Area Median Income (AMI). The project must also replace existing similar size affordable units. The project must pay \$9 per sf of lot area, or \$11 per sf lot area if over 95 feet in height into the neighborhood enhancement fund or else construct an onsite promenade. Projects meeting the requirements are allowed incentives including ministerial processing, FAR-based density/height, affordable housing incentives, DIF scaled to square feet of unit size. The program requires 20% affordable housing - the 10% bonus at the inclusionary rate plus 10% at the moderate-income rate. The program is scheduled for City Council summer of 2020. Goals for mobility include connecting residents with safe and convenient mobility options that connect them to jobs, shopping, services, parks, and other amenities. SB 743 required cities to move from measuring transportation using a level of service analysis to one using Vehicle Miles Traveled (VMT). Using the VMT metric focuses on activities that reduce vehicle trips like walking, biking and transit instead of accommodating vehicular trips as level of service does. An in-lieu fee for active transportation compliance in portions of the city is also being created.

Link to City Page: Resource:

<https://www.sandiego.gov/planning/programs/completemunities/housingsolutions>
<https://www.sandiego.gov/planning/programs/mobility/mobilitychoices>

4 components: Housing, Mobility, Parks & Potentially infrastructure (may or may not be included).

Brierton moved, DiMinico seconded, **motion failed**: To oppose removing Developer Impact Fees from Greater Golden Hill for distribution to other communities in the City of San Diego Proposed Housing and Mobility Element Plans, to increase moderate affordable housing requirements from 10% to 20% for developer density bonuses, and, where only ministerial review is now required for certain housing, proposals be brought as information items to community planning groups. Yes-4 (Vandenheuvell, Brierton, Bugbee, DiMinico); Abstain-0; No-6: (Briggs, Nazarinia, Coneglio, Espinosa Araiza, Ayala, Schumacher).

Motion by Briggs GGHPC recommends, since reviews are ministerial, that projects be brought to the community as information items, as well as increasing the affordable housing requirement on moderate housing to 20% for the density bonus. To support increasing moderate affordable housing requirements from 10% to 20% in the City's proposed Housing and Mobility element for developer density bonuses, and, where only ministerial review is now required for certain housing, proposals be brought as information items to community planning groups.

Seconded by DiMinico. 1 no (Brierton), 9 approve. Motion passes, (Starcevic no longer participating).

Bancroft Street Residences - Project No. 458558. Review recommendation by the development review project subcommittee regarding progress on the Bancroft Street Residences - Project No. 458558. The subcommittee met on July 1, 2020 to review the motion previously passed by GGHPC concerning this 2-home project on lower Bancroft Street and discuss issues with recent construction and possible actions.

Lara Mays – one of the property owners of existing residences and want developer to share the cost of fixing the driveway.

Tershia d’Elgin – believes sewer water going into canyon is causing an issue; Ash street storm drain project has been cancelled due to lack of funding; thinks City should be liable so they can adequately care for it.

Brierton – street has become completely impassable and water seeps down through the under ground part of the canyon by the storm water which is going to cost all of the homeowners in the canyon a lot of money; the canyon was designated as open space and should be supported under our community plan; the city dump trucks and the city storm water trucks that damaged the retaining wall and asphalt that covers that driveway; the city had agreed to fix the street and then suddenly said they wouldn’t;

Gina Von Der Kret; another one of the property owners; street was damaged by the city and it needs to be fixed, not put back on the property owners; city needs to give approval on a road that is not going to damage the sensitive landscape.

John Ryan –

1) 4 other homeowners that live on the street need to check their title to find out what the EMRA says; legally there would be no leg to stand on if there is an EMRA attached to that title; it would be nice if the City would come in and repair the road because it is in dire shape.

2) there is water coming down the street but not coming off of Ash because there is a burm that pushes the water into another spillway on the other empty lot – any water on the other side of that burm will run down that street on its way to a small manhole; city is making him build a concrete spillway.

3) there are actually 7 homeowners; if there is an EMRA in place and we’re responsible for the maintenance of the property than he suggests all property owners chip in and pave the road after the project is complete and he could get good pricing; however, it would be nice for the city to do it though.

Gina Von Der Kret – the current damage is very difficult to navigate around and that damage was caused by the City; city trucks tore up the street.

Brierton City Supervisor came out to review the street and were ready to fix it but then City Engineer Benjamin Foxhaul intervened; Now it’s in the hands of the department of transportation and storm water who is telling the residences they need to pay for it.

Lara mays – City has been maintaining the street for 20+ years and then just a few weeks ago they said they won’t do anything any more; the street won’t last until after the other houses are built; the road has become impassable; heavy trucks won’t be able to drive on that road and also where are all of the building materials going to be stored during construction.

John Ryan – has an agreement with lot owner next door to store building materials; interesting that the city had been maintaining the road for 20 years is interesting.

Vandenheuvel clarified - City said that b/c this was a non-improved street that only minor maintainence has been done.

Brierton – parcel map was recorded in 1978 and there was no mention on her map or deed that this is an unimproved street.

Schumacher

John Ryan – there are no environmentally sensitive plants on both lots because they did ESL and survey on both lots; there are only a few items left to clear on project.

Brierton – the documentation we got from the City said that none of the area was cleared.

Motion by Schumacher – GGHPC adds the following condition to the recommendation to approve the Bancroft St. Residences:

1. Revision of the EMRA with existing property owners (APN's: 539-441-17-00, -18-00, -19-00 & -20-00) and the City to no longer include portions of street and retaining wall fronting on undeveloped parcels (APN's: 539-441-20-00, -21-00 & -05-00).
2. That the City repairs any damage caused to roadway and retaining wall by recent City public works projects.
3. That maintenance and repair of street and retaining wall fronting on undeveloped parcels (APN's: 539-441-20-00, -21-00 & -05-00) would now become responsibility of the City, after any improvements the City requires of the Bancroft St. Residences project.

Seconded by DiMinico. Approved – unanimous with 8 yes, 1 abstention (Brierton).

(Brierton, to avoid appearance of impropriety, lives on different roadway upper 1300 block Bancroft, not subject to ERMA) (Starcevic and Coneglio no longer participating).

City of San Diego Office of Race and Equity. Consider actions the GGHPC can implement or propose to support the newly created Office of Race and Equity. Cheryl Brierton to report on outreach to Councilmember Montgomery's office.

Committee Assignments for CAC, ANAC and CPC. Confirm and consider appointments for ANAC representative and alternate, CAC representative and CPC alternate positions.

Vandenheuvel – due to a misunderstanding, we need to correct that Erika Espinosa is our designated representative for ANAC and Paul Schumacher is our designated CPC alternate

Motion by Brierton: Nominate Erica as our ANAC & Paul Schumacher the designated GGHOC alternate to the Community Planners' Committee Second by Nazarinia. Espinosa Araiza shall be the GGHPC designated representative to the Airport Noise Advisory Committee, and Paul Schumacher the designated GGHOC alternate to the Community Planners' Committee. Yes-9 (Vandenheuvel, Briggs, Nazarinia, Brierton, Bugbee, DiMinico, Espinosa Araiza, Ayala, Schumacher), abstain-0; no-0 (Coneglio and Starcevic no longer participating).

Chair, Vice Chair, ANAC, BPC, Website, Project Review and Bike Plan Subcommittee reports

July 8, 2020 Chair's Report

1. CUP for Alcohol Sales at 30th and C St: Continued to receive multiple email communications from residents regarding this project expressing concern over the approval of alcohol sales at

this site until midnight. We are waiting on DSD to notify us when the permit hearing will be held. DSD is required to provide us with 2 weeks notice for the date of the hearing.

2. June 16 and 22 CPC Parks Subcommittee Meetings: Discussed drafting a recommendation for the CPC and discussed the June 18 Planning Commission meeting. The Planning Commission advanced the Parks Master Plan to Council with significant recommendations to the Planning Department for revisions. Also discussed meeting with council members prior to this item going to Council (TBD).

3. June 18 Planning Commission Meeting on Parks Master Plan: Submitted GGHPC's comments to Planning Commission for consideration. Many of our recommendations or noted issues were reflected in Commissioner Granowitz' motion.

4. June 25 Airport Noise CAC Meeting: Virtual committee meeting to provide additional review of the operational alternatives presented as part of the Part 150 update. None of the alternatives presented significantly impact Greater Golden Hill and are more relevant to the coastal communities effected by takeoffs. Several committee members are concerned that their comments and questions are not being adequately addressed. The Airport clarified that all questions and comments received at the Public Hearing will be documented but not all comments from the Committee that aren't also submitted during the public hearing will be addressed. However, an appendix will include all questions/comments.

5. June 30 CPC Meeting: This virtual meeting has been recorded and posted on the City's website. Agenda items included: 1) Complete Communities: Play Everywhere, Parks Master Plan – passed recommendations for improving the PMP including additional public review, revisions to the General Plan recreation element, and creating an oversight committee. 2) Complete Communities Housing: Solutions and Mobility Choices, passed a motion to oppose. Both motions regarding Complete Communities is attached, the CPC took no action on the Mobility portion.

6. 94 Park Lid: Valerie Pasquetto would like to revisit the proposal for a park lid across the 94. CalTrans presented on this topic in 2016. Suggest setting up an ad hoc subcommittee to provide an update on this item.


7. Officer Ricardo Rivas is our new community relations officer and his contact information is below:

Officer Ricardo Rivas
Community Relations Officer, Central Division
San Diego Police Department
rrivas@pd.sandiego.gov
Office: 619-744-9516

Meeting adjourned at 8:24 pm. The Chair indicates will be at least one more zoom meeting.

Golden hill planning committee meeting adjourned at 9:12.

The City of San Diego distributes agendas via email and can provide agendas in alternative formats as well as a sign language or oral interpreter for the meeting with advance notice. To request these services, please contact the City at (619) 235-5200 or sdplanninggroups@sandiego.gov. Find the GGHPC on the Web at <https://goldenhillplanning.com>

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1 style="text-align: center;">Ownership Disclosure Statement</h1>	FORM DS-318
			October 2017

Approval Type: Check appropriate box for type of approval(s) requested: Neighborhood Use Permit Coastal Development Permit
 Neighborhood Development Permit Site Development Permit Planned Development Permit Conditional Use Permit Variance
 Tentative Map Vesting Tentative Map Map Waiver Land Use Plan Amendment • Other _____

Project Title: Bancroft Street Residences **Project No. For City Use Only:** _____

Project Address: Lots 15 and 16, Block 1, Map 314
 AKA 1336 and 1340 Bancroft Street

Specify Form of Ownership/Legal Status (please check):

Corporation Limited Liability -or- General - What State? CA Corporate Identification No. 45-4954606
 Partnership Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the owner(s), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Property Owner

Name of Individual: Commercial Construction Pataners, LLC Owner Tenant/Lessee Successor Agency

Street Address: PO Box 286

City: Rancho Santa Fe State: CA Zip: 92067

Phone No.: 858-761-1004 Fax No.: _____ Email: John@JohnRyan.net

Signature: John Ryan Date: 5/25/21

Additional pages Attached: Yes No

Applicant

Name of Individual: John Ryan Owner Tenant/Lessee Successor Agency

Street Address: PO Box 286

City: Rancho Santa Fe, State: CA Zip: 92067

Phone No.: 858-761-1004 Fax No.: _____ Email: John@JohnRyan.net

Signature: John Ryan Date: 5/25/21

Additional pages Attached: Yes No

Other Financially Interested Persons

Name of Individual: _____ Owner Tenant/Lessee Successor Agency

Street Address: _____

City: _____ State: _____ Zip: _____

Phone No.: _____ Fax No.: _____ Email: _____

Signature: _____ Date: _____

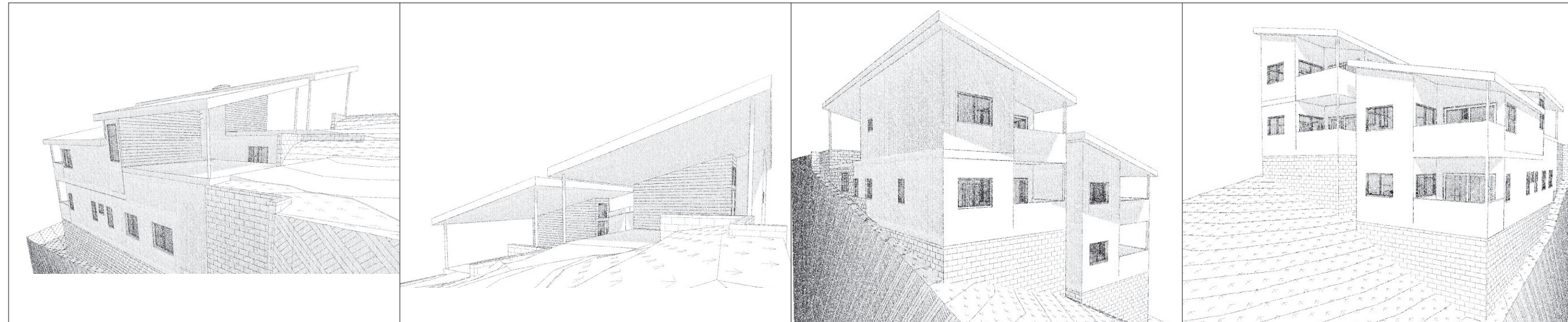
Additional pages Attached: Yes No

Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services.
 Upon request, this information is available in alternative formats for persons with disabilities.



Bancroft Houses

1332 Bancroft Street San Diego, CA. 92102



Bancroft Houses
San Diego

Project Overview

Scope of Work: - Construction of two new single family dwellings on two vacant lots.
- Variance for proposed FAR of .70 where .45 is required.

Project Address: HOUSE #1 Not Assigned
HOUSE #2 Not Assigned

Assessor's Parcel: 539-441-21
539-441-22

Legal Description: HOUSE #1 LOT 15 BLK 1 TR 314
HOUSE #2 LOT 16 BLK 1 TR 314

Zoning Designation: RS-1-1

Geological Hazard Category: 52

Type of Construction: Type V, Sprinklered
NFPA 13D

Occupancy Classification: R-3

Overlay Zones: Coastal Height Limit
San Diego International Airport

Adequate noise attenuation will be provided to ensure an interior noise level of 45 dB CNEL for all habitable rooms per ALUCP

Project Directory

Owner: Commercial Construction Partners
P.O. Box 286
Rancho Santa Fe, CA 92067
858-761-1004

Architect: Mark Silva
Silva Studios Architecture
4901 Morena Blvd. Suite 505
San Diego, CA, 92117
858-735-2375 Cell
Markitect@silvastudios.com

Engineer: Antony K. Christensen, PE, PLS, QSD
Christensen Engineering & Surveying
(858) 271-9901
ceands@aol.com

Landscape: Will Rogers
Will Rogers & Associates
(760) 703-9946
Will.Rogers@hotmail.com

I **MARK A. SILVA** do hereby certify that the structure(s) shown on these plans do not require Federal Aviation Administration notification because per Section 77.15 (a) of Title 14 of the Code of Federal Regulations CFR Part 77, notification is not required.

Project Data

Lot Area: 2,500 sf each
Allowable FAR: .45
Allowable Area: 1,125 sf
Proposed (Variance) FAR: .70
Proposed Area: 1,742 sf

HOUSE #1
Upper Level: 638 sf
Lower Level: 1,064 sf
Total: 1,702 sf

Balcony: 147 sf

HOUSE #2
Upper Level: 649 sf
Lower Level: 1,065 sf
Total: 1,714 sf

Balcony: 147 sf

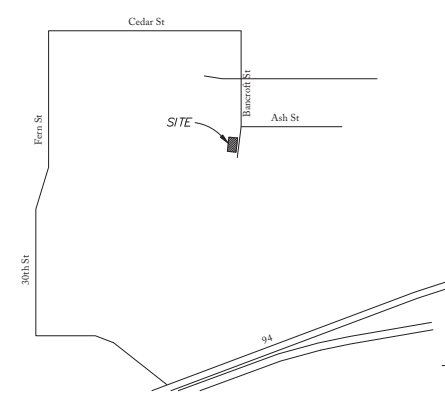
Proposed Setbacks:
Front: 6 ft
Side: 2 ft
Rear: 25 ft

Max Building Height: 30 ft above grade
Overall Building Height:
House 1: 30'-9 1/4"
House 2: 33'-4 1/4"

Sheet Index

- A-1 Title Sheet
- A-2 Site Plan
- A-3.1 Floor Plans H1
- A-3.2 Floor Plans H2
- A-4 Roof Plan
- A-5 Elevations
- A-6 Elevations
- A-7 Elevations
- A-8 Building Sections
- A-9 Building Sections
- L-1 Planting & BM Plan
- L-2 BM Details & Notes
- C-1 Preliminary Grading Plan

Vicinity Map



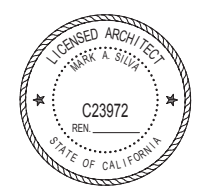
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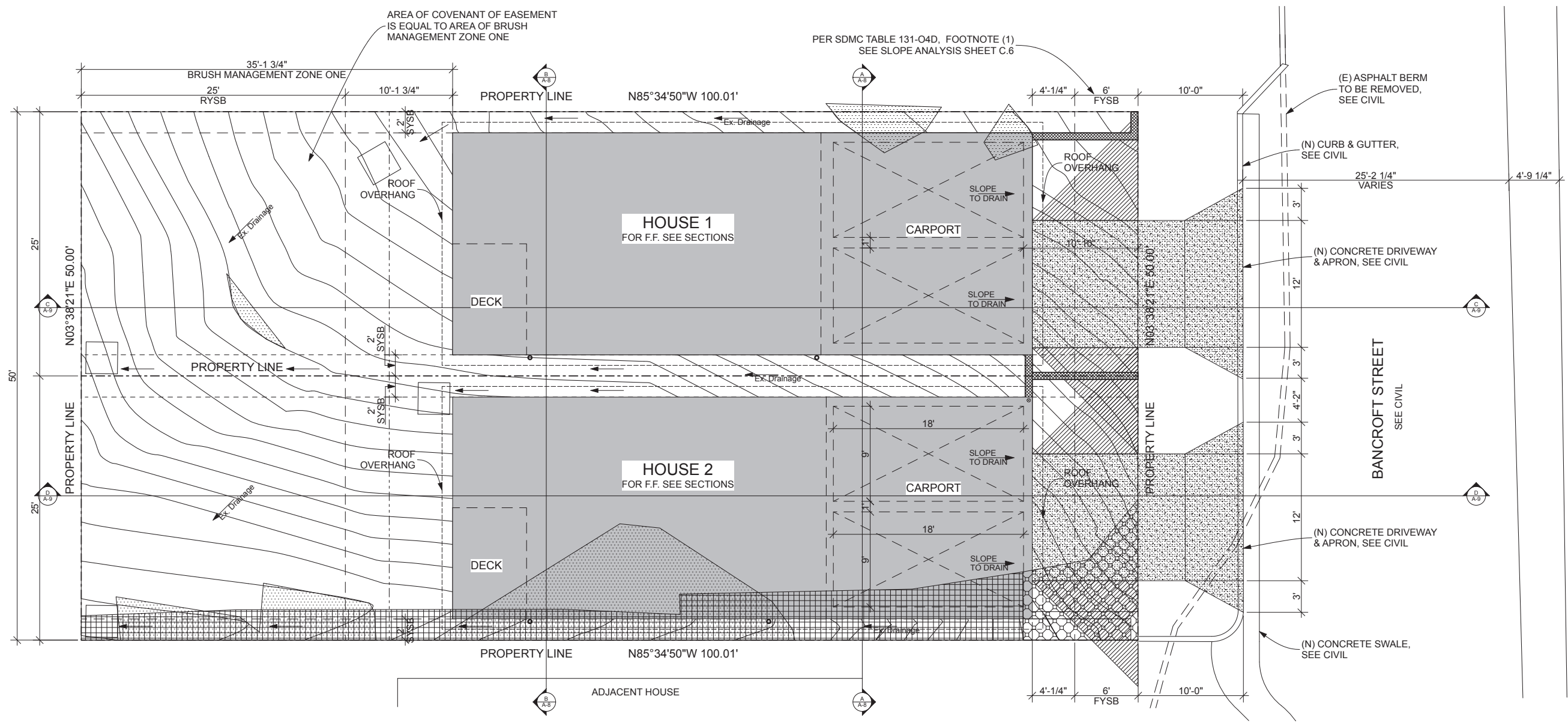
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NAME:	4901 Morena Blvd. Suite 505 San Diego, CA 92117		
ADDRESS:	858-735-2375		
PHONE NO.:	1332 Bancroft Street San Diego, CA 92102		
PROJECT ADDRESS:	Bancroft Houses		
PROJECT NAME:	Title Sheet		
SHEET TITLE:	1 OF 13		
REVISION 1:	01/23/15	REVISION 2:	02/22/16
REVISION 3:	04/28/16	REVISION 4:	01/27/17
REVISION 5:	07/23/18	REVISION 6:	12/20/19
REVISION 7:	6/10/20	REVISION 8:	2/8/21
REVISION 9:		REVISION 10:	
ORIG. DATE:		P.T.S. NO.:	458558
SHEET		PERMIT NO.:	



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Bancroft Houses
San Diego



NOTES

1. NO BUS STOPS
2. BUILDING ADDRESS NUMBERS SHALL BE VISIBLE FROM THE STREET FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC 901.4.4)
3. ALL GRADES SHOWN ARE EXISTING AND PROPOSED, NO CHANGE
4. THIS PROJECT WILL NOT DISCHARGE ANY INCREASE IN STORM WATER RUN-OFF ONTO THE EXISTING HILLSIDE AREAS
5. NO ACCESSARY STRUCTURES ARE PROPOSED
6. AT THE STORM WATER DISCHARGE LOCATIONS, SUITABLE ENERGY DISSIPATORS ARE TO BE INSTALLED TO REDUCE THE DISCHARGE TO NON-ERODIBLE VELOCITIES
7. NO ADDITIONAL RUN-OFF IS PROPOSED FOR THE DISCHARGE LOCATIONS
8. PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.
9. PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS
10. PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP) THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN PART 2 CONSTRUCTION BMP STANDARDS CHAPTER 4 OF THE CITY'S STORM WATER STANDARDS.
11. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT, THE APPLICANT SHALL ENTER INTO AN AGREEMENT TO INDEMNIFY, PROTECT AND HOLD HARMLESS THE CITY, ITS OFFICIALS AND EMPLOYEES FROM ANY AND ALL CLAIMS, DEMANDS, CAUSES OR ACTION, LIABILITY OR LOSS BECAUSE OF, OR ARISING OUT OF SURFACE DRAINAGE ENTERING INTO THE PROPERTY FROM THE RIGHT OF WAY DUE TO THE DESIGN OF THE BANCROFT STREET RIGHT OF WAY.
12. MULTIPLE STORM WATER DISCHARGE LOCATIONS WILL BE USED TO MIMIC THE EXISTING DRAINAGE PATTERN.
13. NO OBSTRUCTION INCLUDING LANDSCAPE OR SOLID WALLS IN THE VISIBILITY TRIANGLE SHALL EXCEED 3 FEET IN HEIGHT
14. FIRE MITIGATION: DUAL GLAZE/DUAL TEMPER WINDOWS & DOORS AND 10' PERPENDICULAR AT BRUSH MANAGEMENT SIDE(REAR). REAR DECKS TO BE NON-COMBUSTABLE.
15. ALL PUBLIC DOMESTIC WATER SERVICE LINE DIAMETERS ARE PROVIDED FOR CLARITY OF INTENT ONLY. ACTUAL SERVICE LINE DIAMETERS WILL BE BASED UPON THE PROJECT'S APPROVED WATER METER DATA CARD.
16. THERE ARE NO PUBLIC WATER, SEWER, OR GENERAL UTILITY EASEMENTS ON THE PROPERTY.

LEGEND

- PROPERTY LINE
- SETBACK LINE
- DOWNSPOUTS - DISCHARGE TO BROW DITCH, SEE SHT. C-4, TYP.
- ▲ VISIBILITY TRIANGLES - SEE NOTE 13
- .11 ACRES DISTURBED NON-NATIVE VEGETATION SEE BIO REPORT - FIG. 3 & 4
- ▒ .01 ACRES DEVELOPED SEE BIO REPORT - FIG. 3 & 4
- ◻ .001 ACRES DISTURBED SEE BIO REPORT - FIG. 3 & 4
- ▒ LESS THAN 25% SEE SLOPE ANALYSIS SHEET C.6
- ▒ 50%+ DEVELOPMENT AREA ON NON-NATURAL PREVIOUSLY DISTURBED LOTS, SEE SOILS REPORT & BIOLOGY REPORT



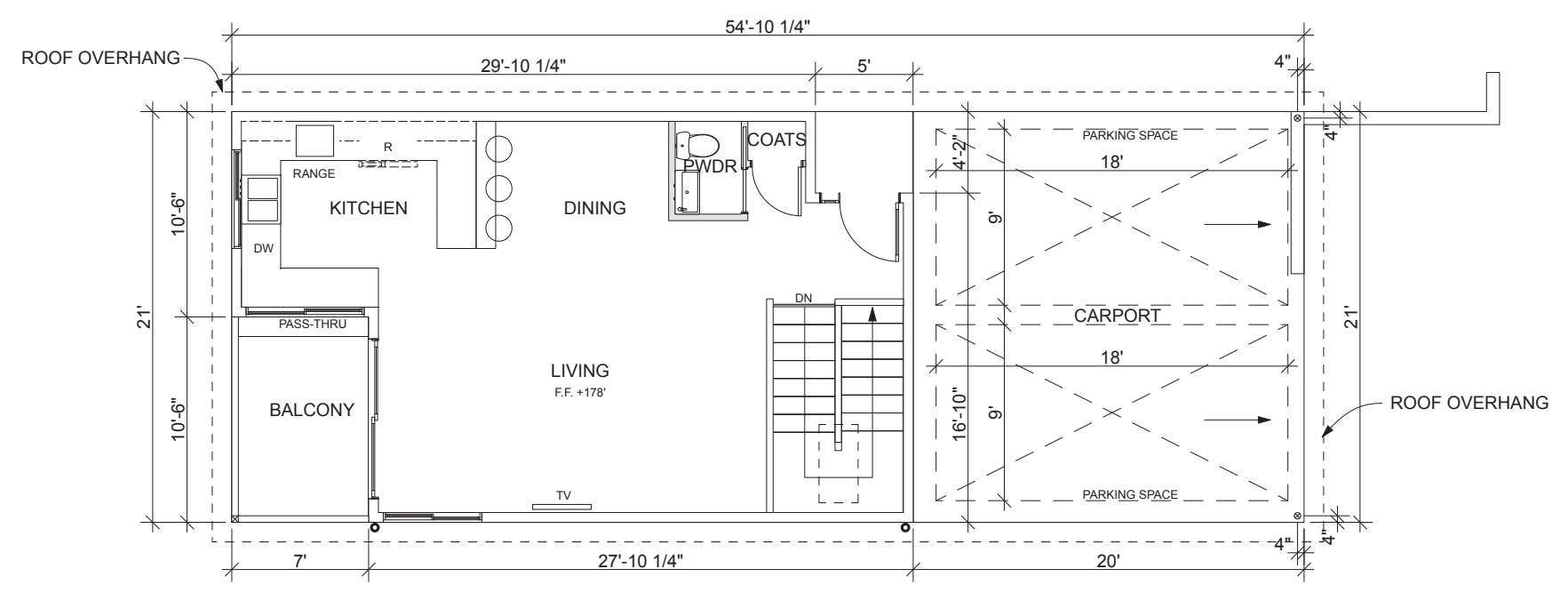
SITE PLAN
1" = 5'

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A-2	

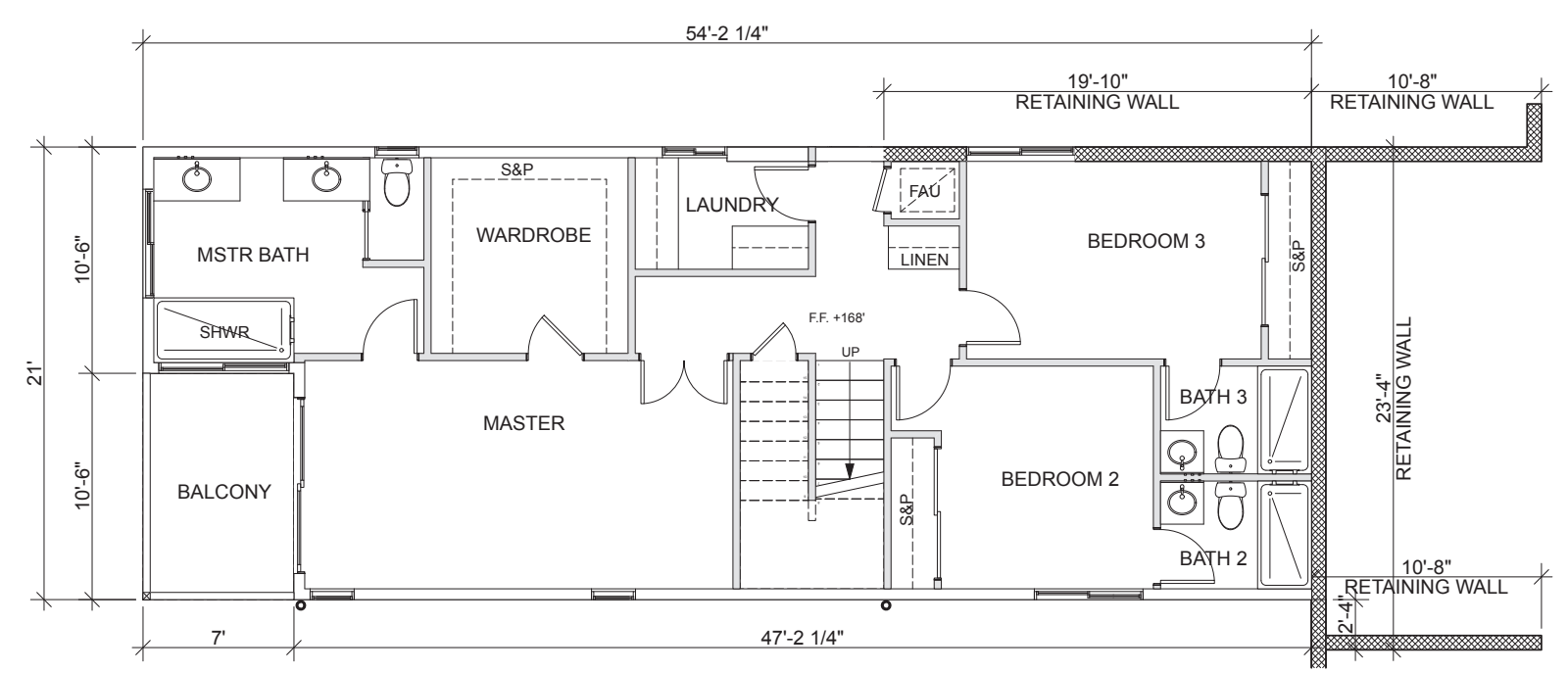
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NAME: _____	REVISION 1: 01/23/15
ADDRESS: 4901 Morena Blvd., Suite 505 San Diego, CA 92117	REVISION 2: 02/22/16
PHONE NO.: 858-735-2375	REVISION 3: 04/28/16
PROJECT ADDRESS: 1332 Bancroft Street San Diego, CA 92102	REVISION 4: 01/27/17
PROJECT NAME: Bancroft Houses	REVISION 5: 07/23/18
	REVISION 6: 12/20/19
	REVISION 7: 6/10/20
	REVISION 8: 2/8/21
	REVISION 9: _____
	REVISION 10: _____
SHEET TITLE: Site Plan	ORIG. DATE: _____
	SHEET 2 OF 13
	P.T.S. NO.: 458558
	PERMIT NO.: _____



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HOUSE 1 - UPPER LEVEL
1/4" = 1'-0"



HOUSE 1 - LOWER LEVEL
1/4" = 1'-0"

WALL LEGEND

- CMU RETAINING WALL
- 2X INTERIOR WALL
- 2X6 EXTERIOR WALL WITH NON-COMBUSTIBLE FINISH

AREAS

UPPER LEVEL	638 SF
LOWER LEVEL	1,064 SF
TOTAL	1,702 SF
TOTAL BALCONYS	147 SF



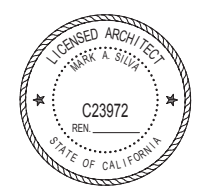
Bancroft Houses
San Diego

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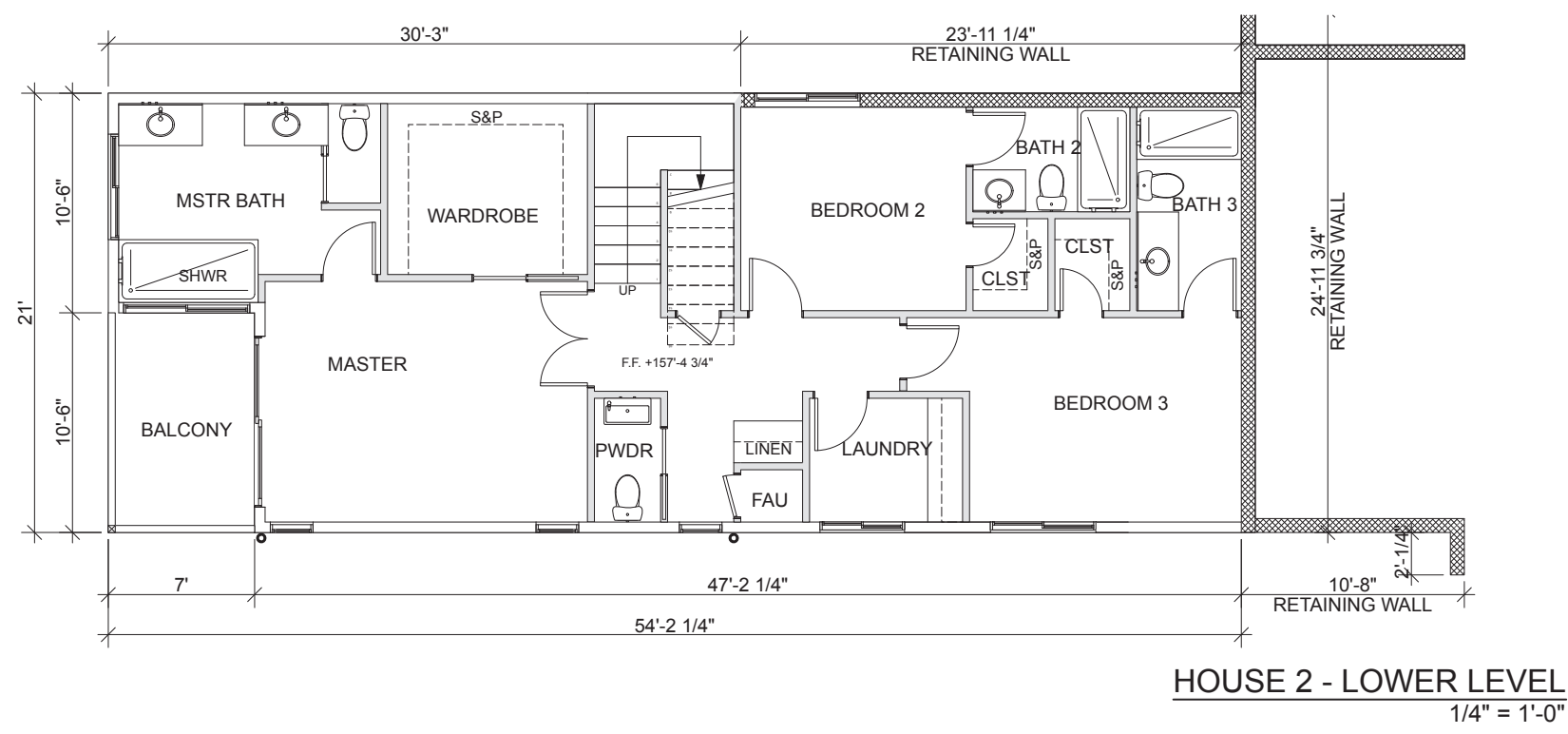
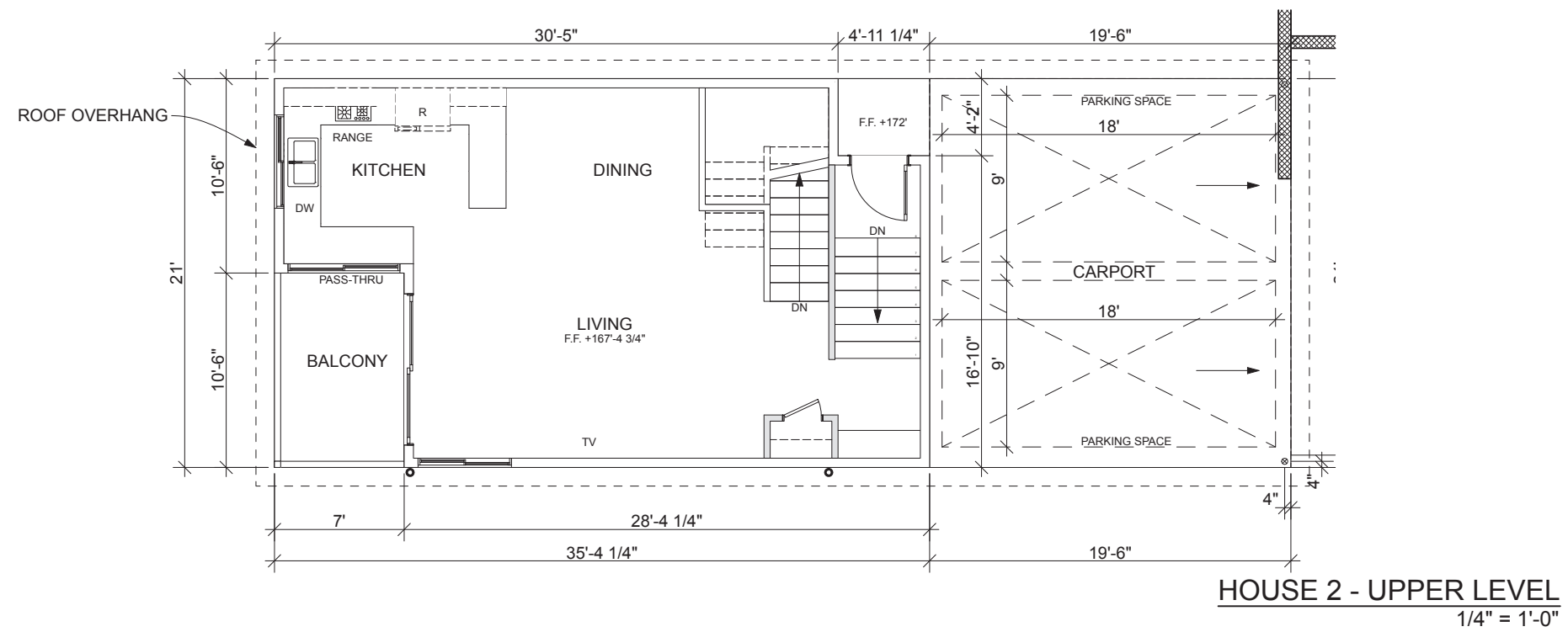
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ADDRESS: 4901 Morena Blvd., Suite 505 San Diego, CA 92117	REVISION 2: 02/22/16
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	REVISION 8: 2/8/21
	REVISION 9: _____
	REVISION 10: _____
SHEET TITLE: Floor Plans H1	ORIG. DATE: _____
	SHEET 3 OF 13
	P.T.S. NO. 458558
	PERMIT NO. _____



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Bancroft Houses
San Diego



- WALL LEGEND**
- CMU RETAINING WALL
 - 2X INTERIOR WALL
 - 2X6 EXTERIOR WALL WITH NON-COMBUSTIBLE FINISH

AREAS

UPPER LEVEL	649 SF
LOWER LEVEL	1,065 SF
TOTAL	1,714 SF
TOTAL BALCONYS	147 SF

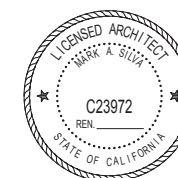


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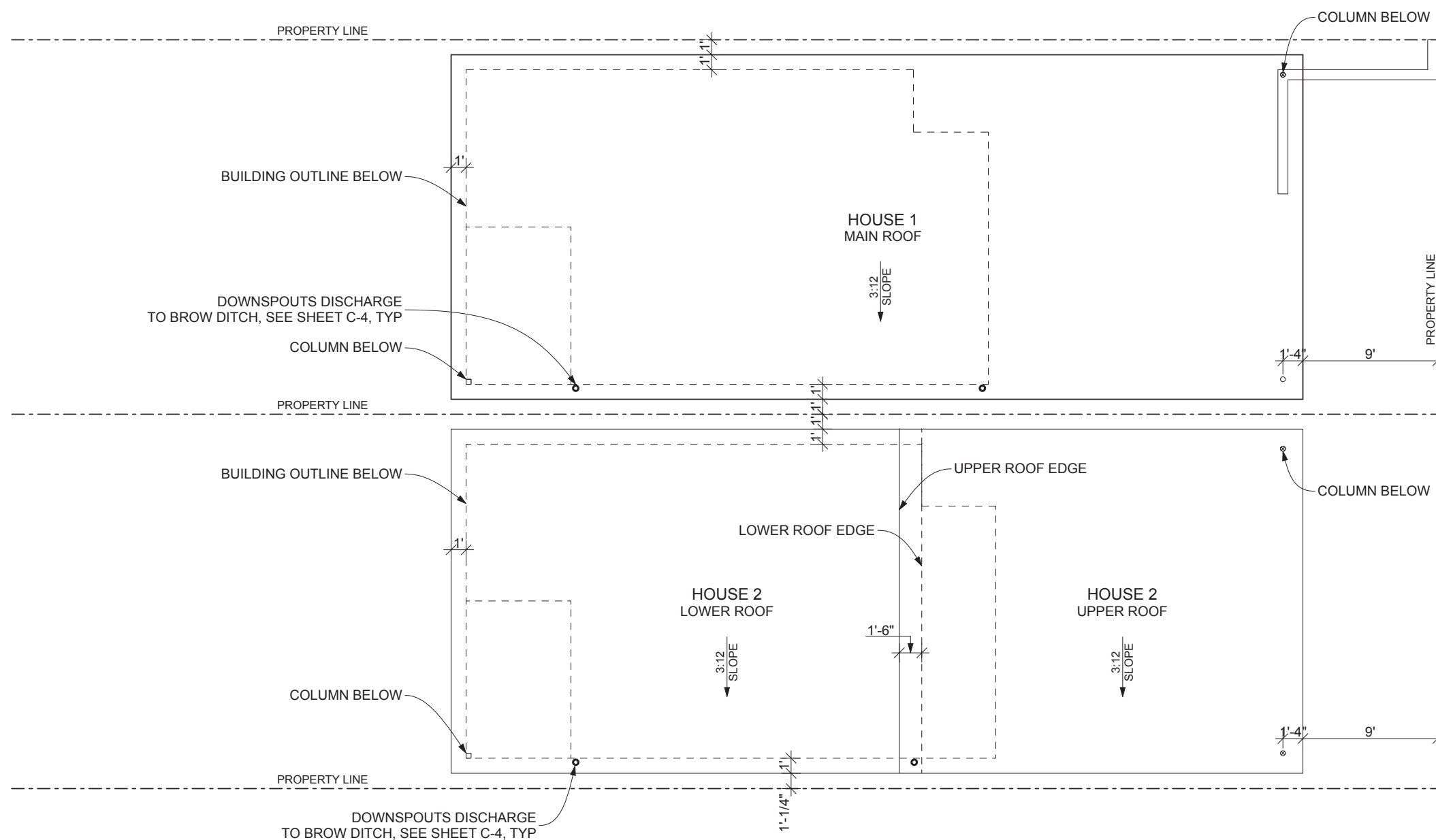
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PROJECT NAME:		REVISION 1: 01/23/15 REVISION 2: 02/22/16 REVISION 3: 04/28/16 REVISION 4: 01/27/17 REVISION 5: 07/23/18 REVISION 6: 12/20/19 REVISION 7: 6/10/20 REVISION 8: 2/8/21 REVISION 9: _____ REVISION 10: _____	
SHEET TITLE:		ORIG. DATE: _____ SHEET 4 OF 13 P.T.S. NO. 458558 PERMIT NO. _____	



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San Diego



ROOF PLANS
1/4" = 1'-0"



1503	11/05/18
A-4	

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PHONE NO.: 858-735-2375	
PROJECT ADDRESS: 1332 Bancroft Street San Diego, CA 92102	
PROJECT NAME: Bancroft Houses	
SHEET TITLE: Roof Plans	
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REVISION 3: 04/28/16	
REVISION 4: 01/27/17	
REVISION 5: 07/23/18	
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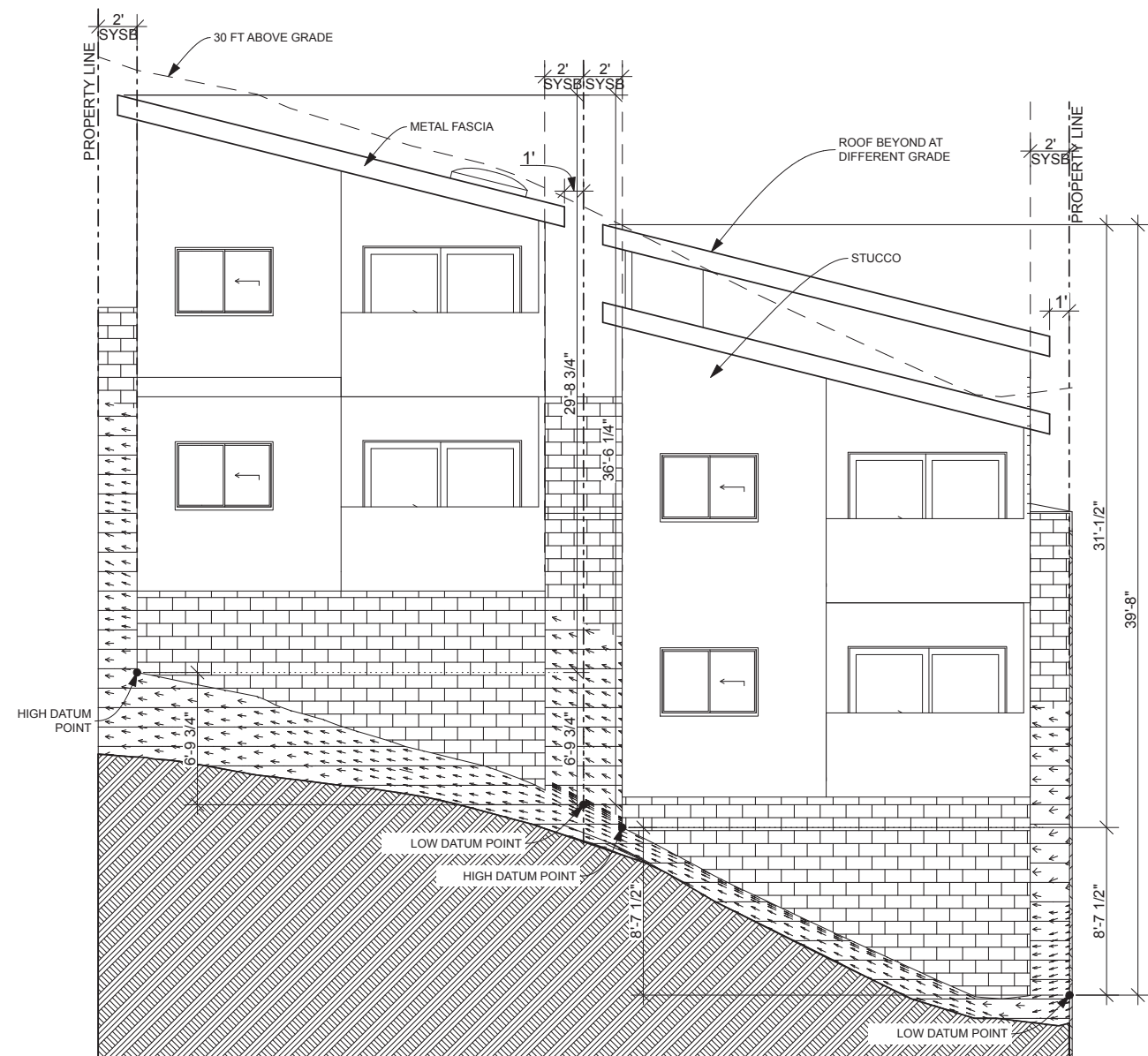
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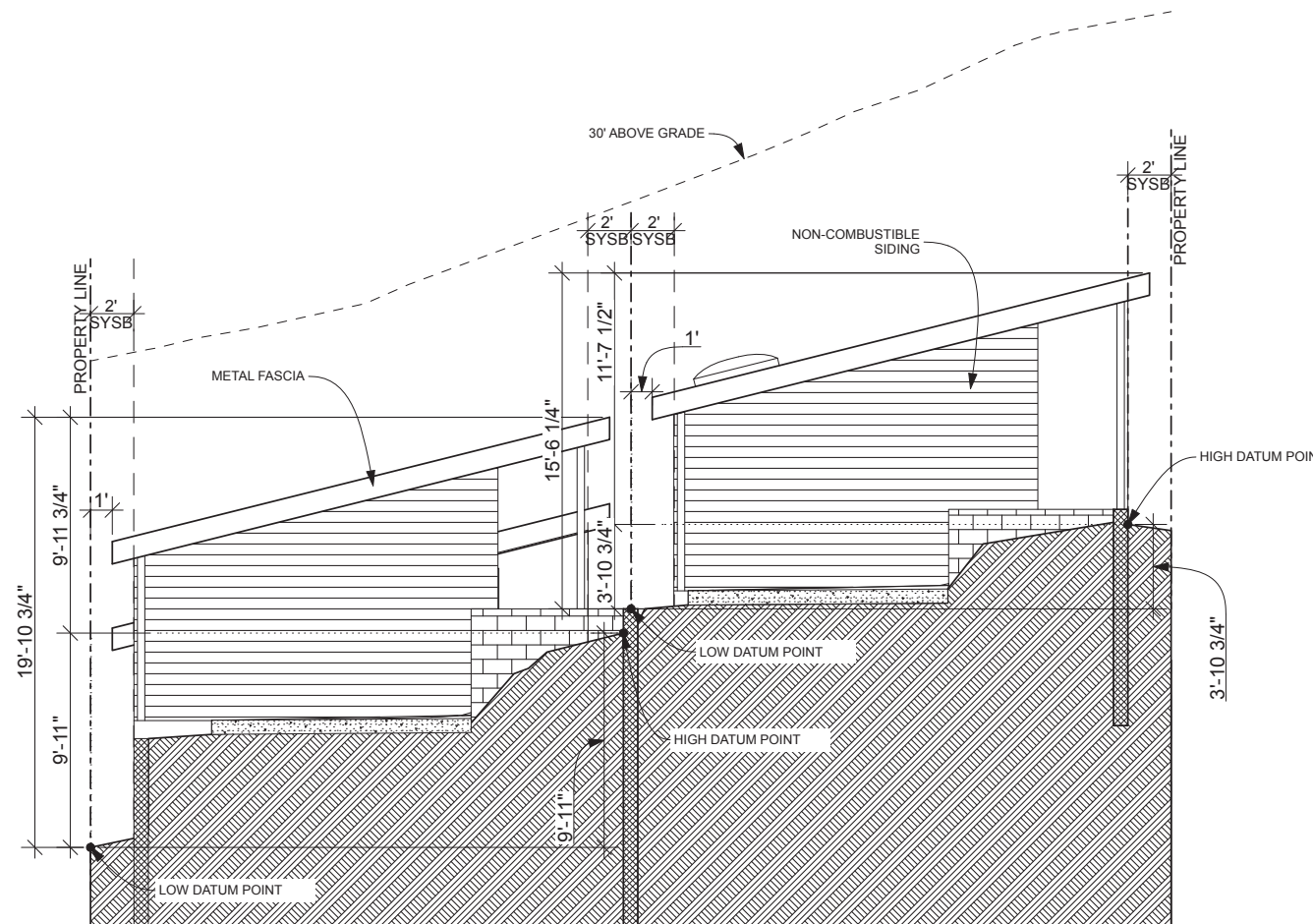
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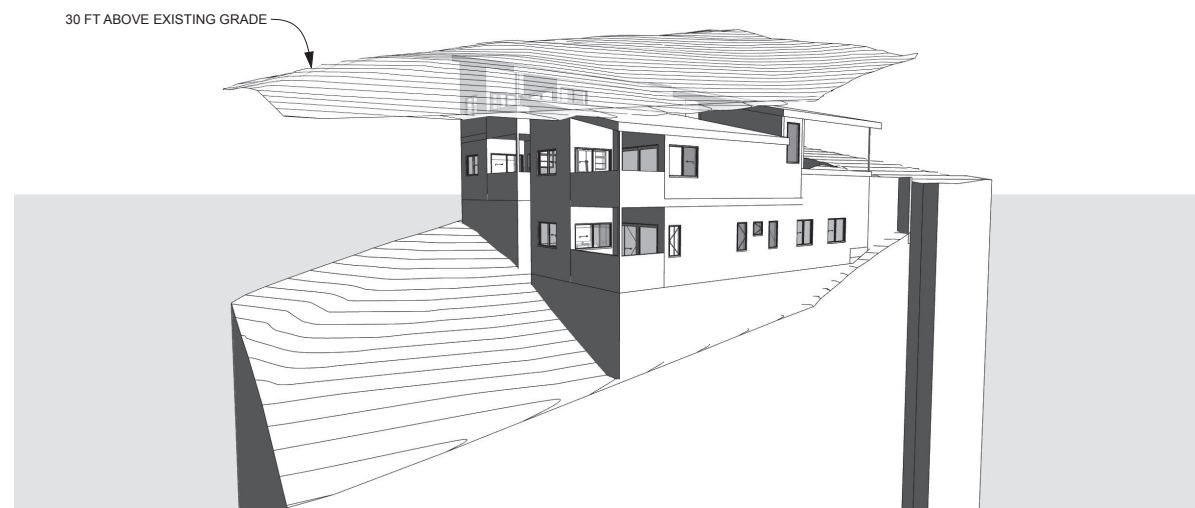
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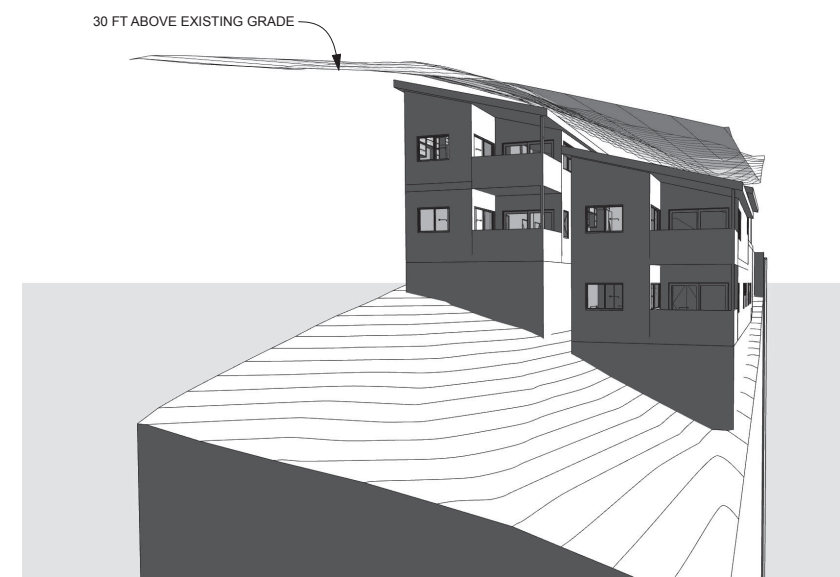
WEST ELEVATION
1/4" = 1'-0"



EAST ELEVATION
1/4" = 1'-0"

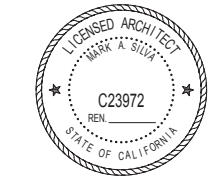


HEIGHT REFERENCE
NO SCALE



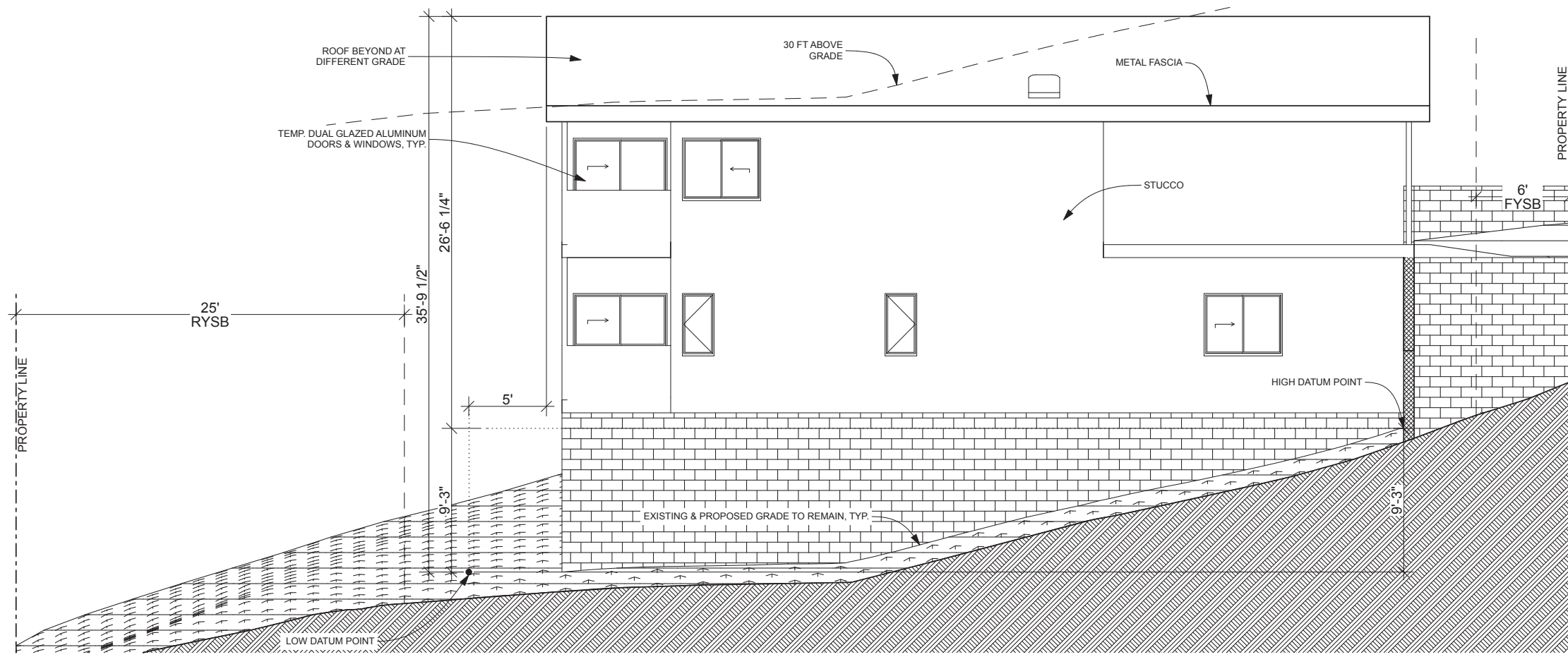
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ADDRESS: 4901 Morena Blvd., Suite 505 San Diego, CA 92117	REVISION 2: 02/22/16
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	REVISION 8: 2/8/21
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SHEET TITLE: Elevations	ORIG. DATE: _____
	SHEET 6 OF 13
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	PERMIT NO.: _____

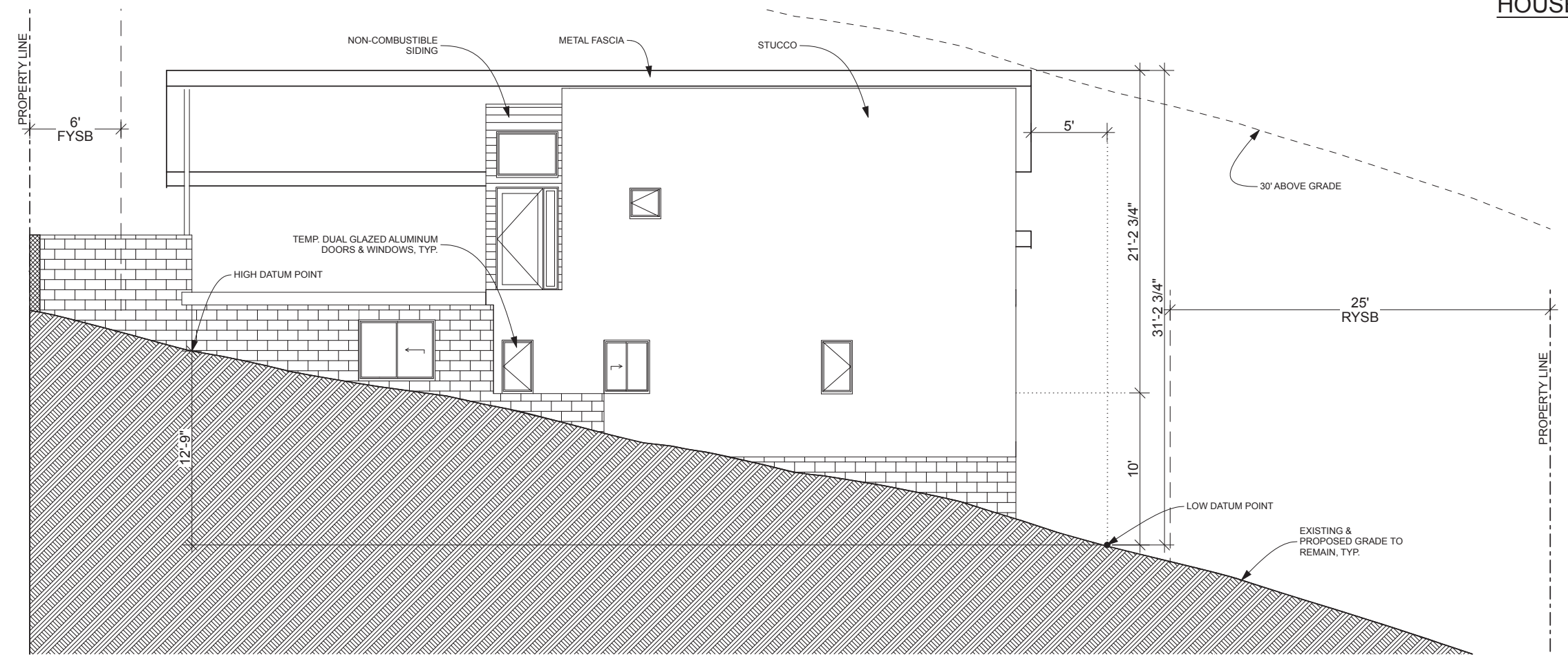


Bancroft Houses
San Diego

1503 11/05/18
A-6



HOUSE 1 - SOUTH ELEVATION
1/4" = 1'-0"



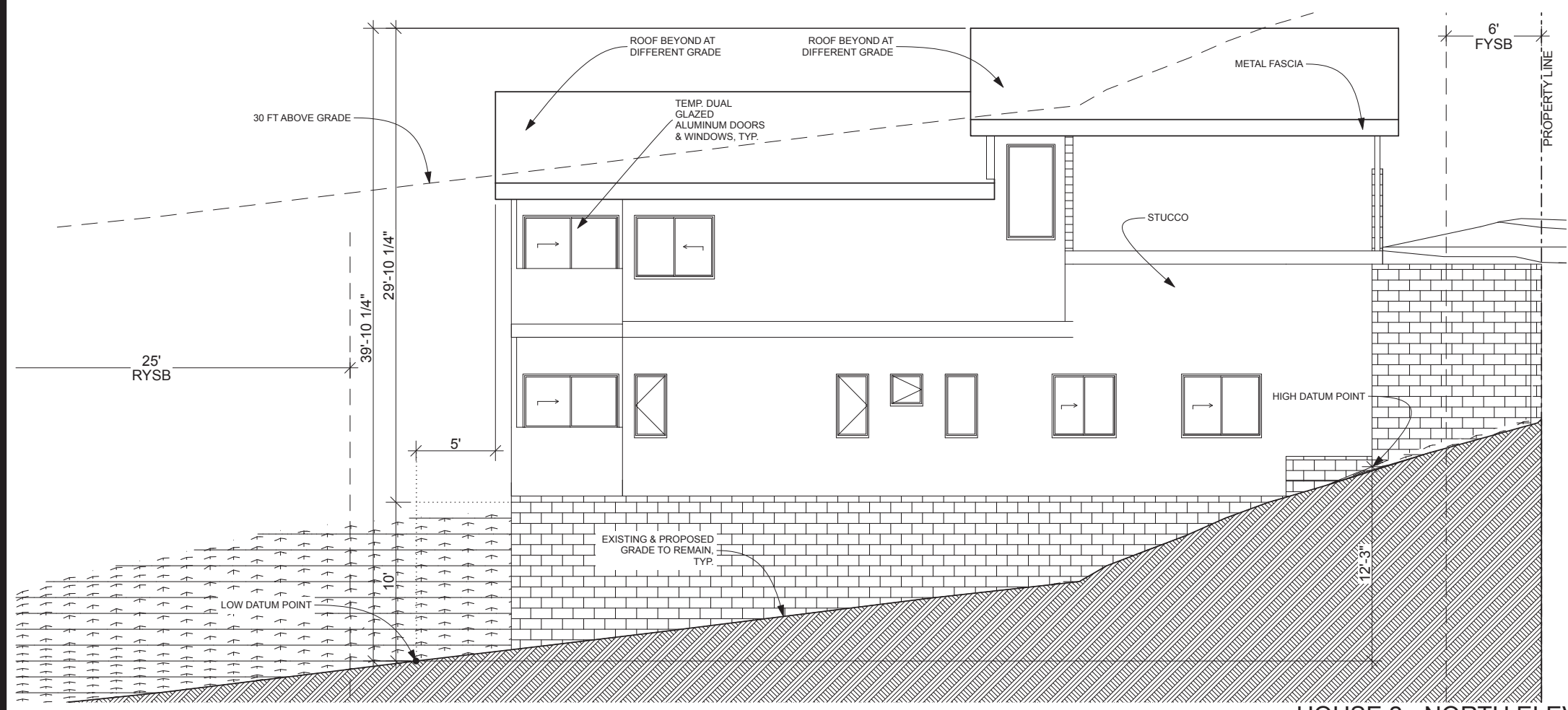
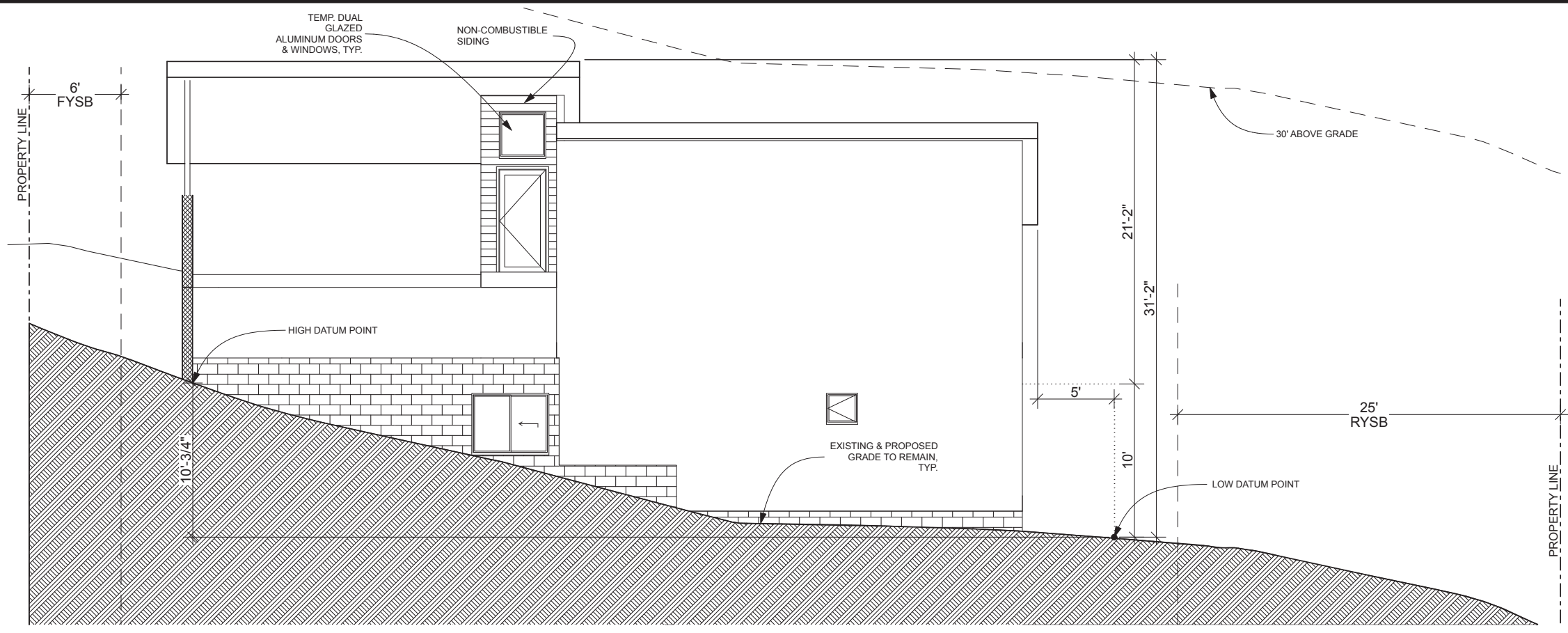
HOUSE 1 - NORTH ELEVATION
1/4" = 1'-0"

PREPARED BY: NAME: Silva Studios Architecture		REVISION 1: 01/23/15
ADDRESS: 4901 Morena Blvd, Suite 505 San Diego, CA 92117		REVISION 2: 02/22/16
PHONE NO.: 858-735-2375		REVISION 3: 04/28/16
PROJECT ADDRESS: 1332 Bancroft Street San Diego, CA 92102		REVISION 4: 01/27/17
PROJECT NAME: Bancroft Houses		REVISION 5: 07/23/18
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		REVISION 7: 6/10/20
		REVISION 8: 2/8/21
		REVISION 9: _____
		REVISION 10: _____
SHEET TITLE: Elevations		ORIG. DATE: _____
		SHEET: 7 OF 13
		P.T.S. NO.: 458558
		PERMIT NO.: _____



Bancroft Houses
San Diego

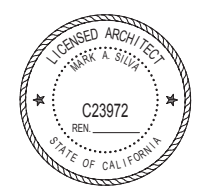
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NAME:		4901 Morena Blvd, Suite 505 San Diego, CA 92117	
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PHONE NO.:		1332 Bancroft Street San Diego, CA 92102	
PROJECT ADDRESS:		Bancroft Houses	
PROJECT NAME:		REVISION 1: 01/23/15	
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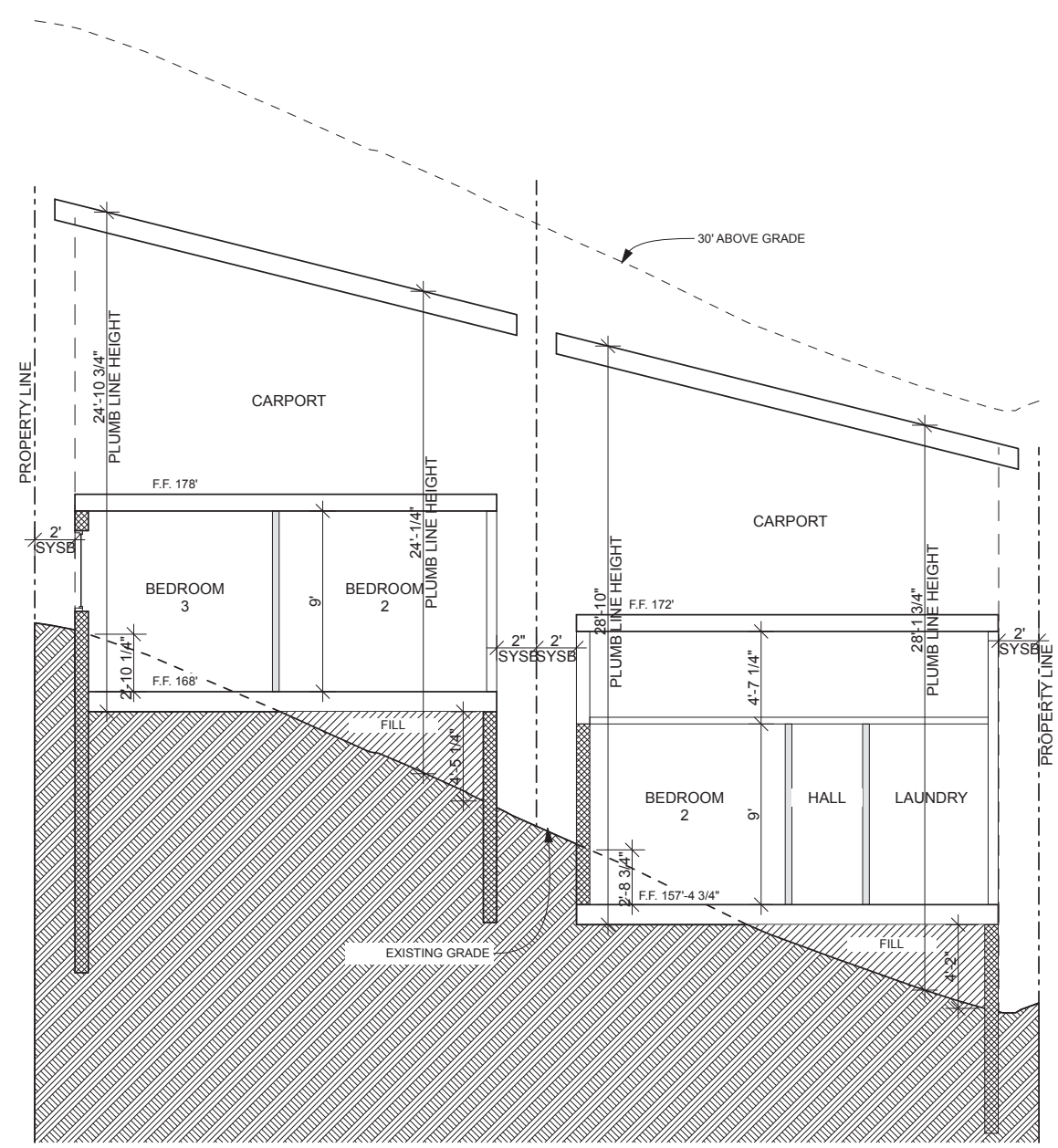
silva studios
ARCHITECTURE



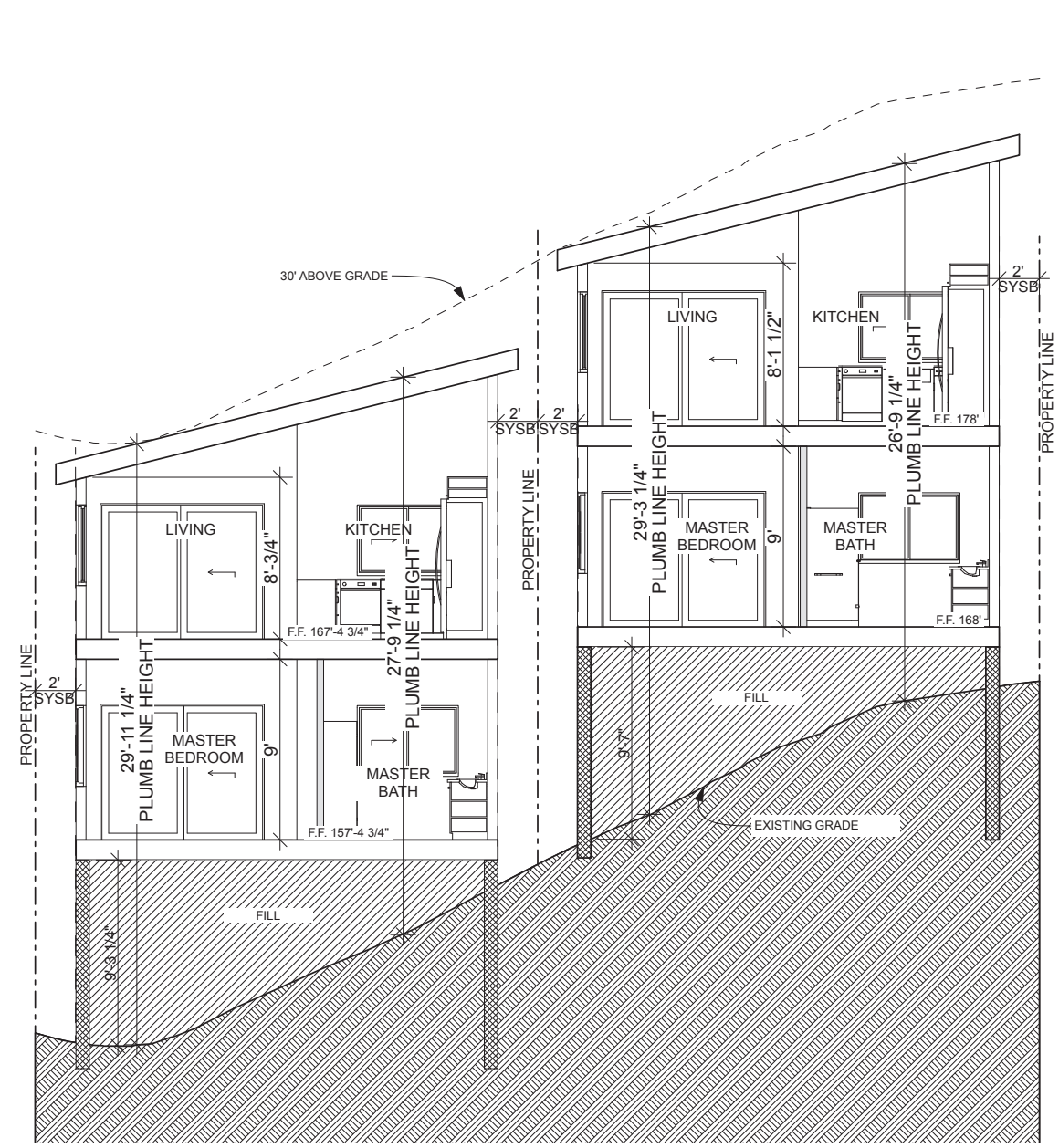
Bancroft Houses
San Diego

1503 11/05/18

A-8



SECTION A
1/4" = 1'-0"

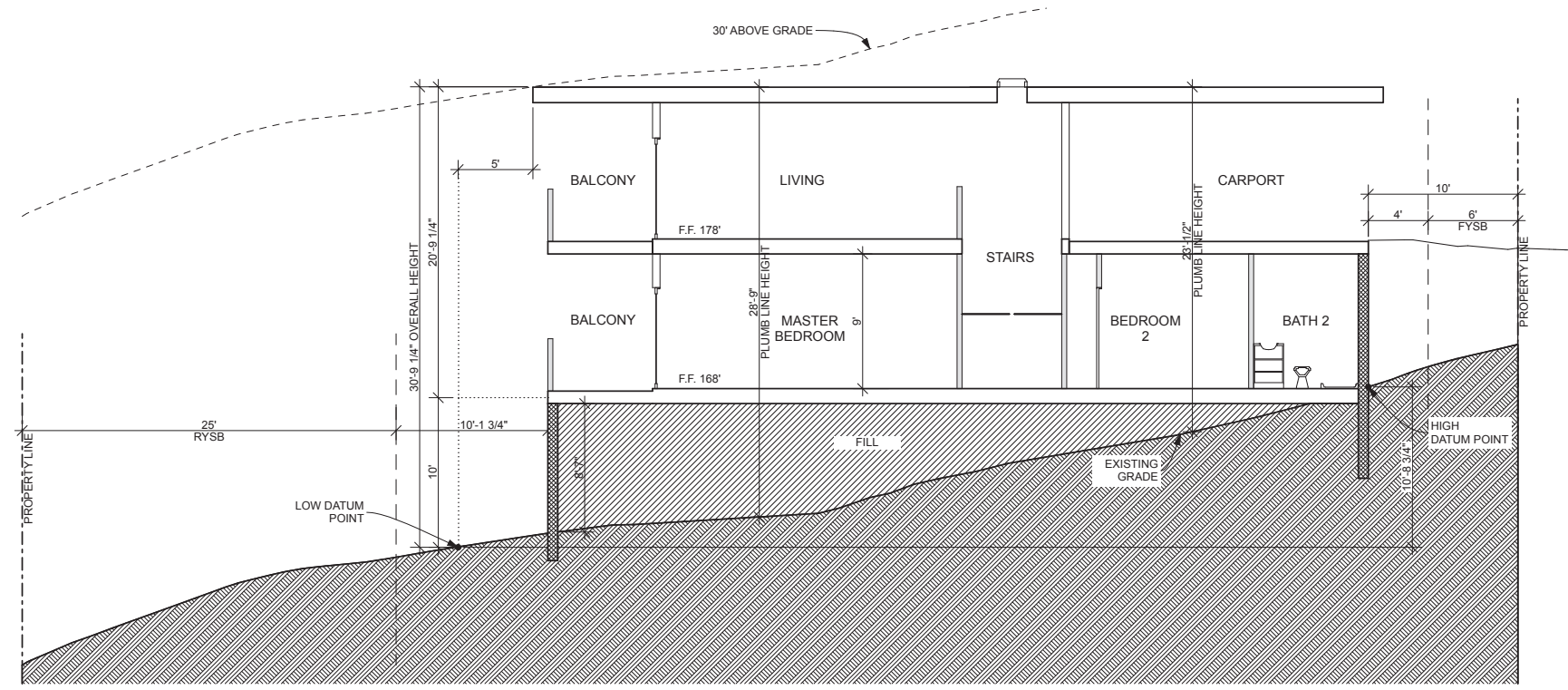


SECTION B
1/4" = 1'-0"

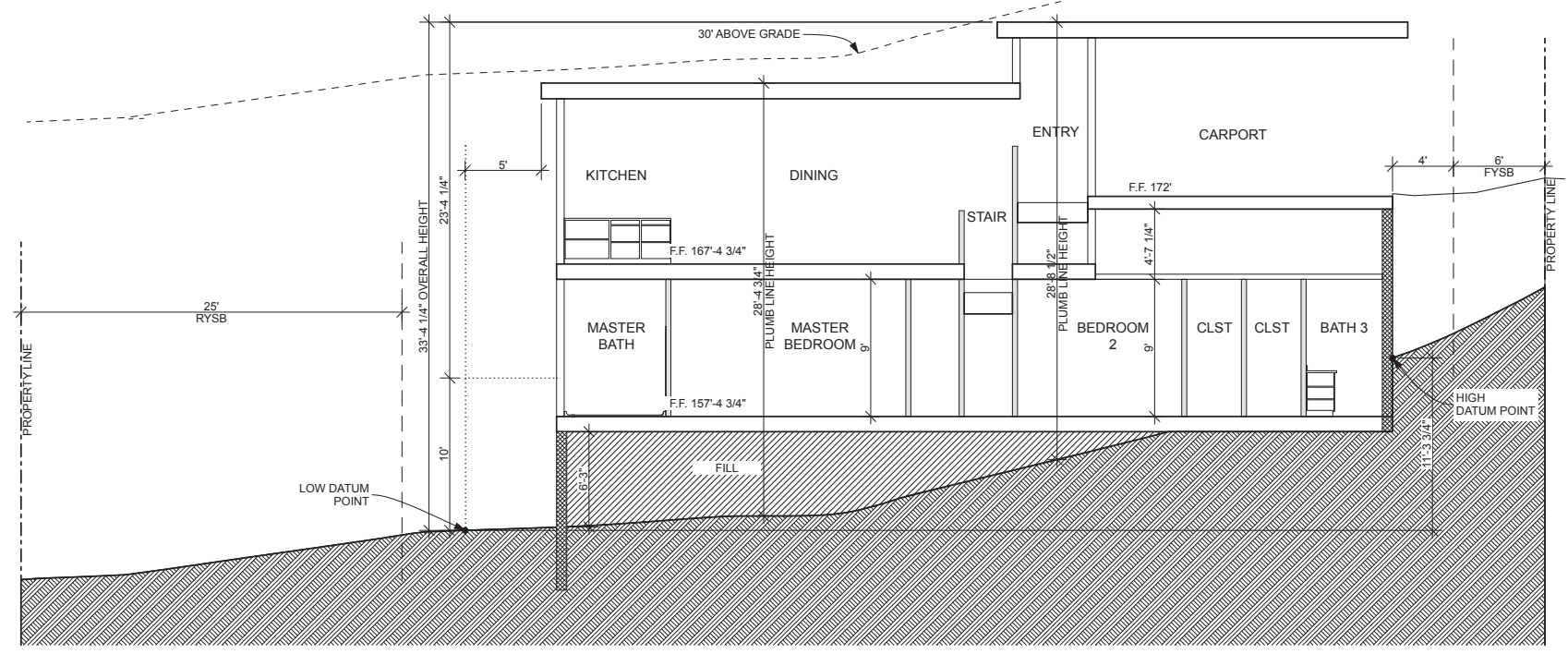
Legend

- Proposed Fill
- Existing Grade

PREPARED BY: NAME: Silva Studios Architecture		REVISION 1: 01/23/15
ADDRESS: 4901 Morena Blvd, Suite 505 San Diego, CA 92117		REVISION 2: 02/22/16
PHONE NO.: 858-735-2375		REVISION 3: 04/28/16
PROJECT ADDRESS: 1332 Bancroft Street San Diego, CA 92102		REVISION 4: 01/27/17
PROJECT NAME: Bancroft Houses		REVISION 5: 07/23/18
		REVISION 6: 12/20/19
		REVISION 7: 6/10/20
		REVISION 8: 2/8/21
		REVISION 9: _____
		REVISION 10: _____
SHEET TITLE: Building Sections		ORIG. DATE: _____
		SHEET 9 OF 13
		P.T.S. NO.: 458558
		PERMIT NO.: _____



SECTION C - HOUSE 1
3/16" = 1'-0"



SECTION D - HOUSE 2
3/16" = 1'-0"

Legend

- Proposed Fill
- Existing Grade

Bancroft Houses
San Diego

1503	11/05/18
A-9	

PREPARED BY:		Silva Studios Architecture	
NAME:		Silva Studios Architecture	
ADDRESS:		4901 Morena Blvd, Suite 505 San Diego, CA 92117	
PHONE NO.:		858-735-2375	
PROJECT ADDRESS:		1332 Bancroft Street San Diego, CA 92102	
PROJECT NAME:		Bancroft Houses	
SHEET TITLE:		Building Sections	
REVISION 1:	01/23/15	ORIG. DATE:	
REVISION 2:	02/22/16	SHEET	10 OF 13
REVISION 3:	04/28/16	P.T.S. NO.	458558
REVISION 4:	01/27/17	PERMIT NO.	
REVISION 5:	07/23/18		
REVISION 6:	12/20/19		
REVISION 7:	6/10/20		
REVISION 8:	2/8/21		
REVISION 9:			
REVISION 10:			



WILL ROGERS & ASSOCIATES
LANDSCAPE ARCHITECTURE,
PLANNING & DESIGN

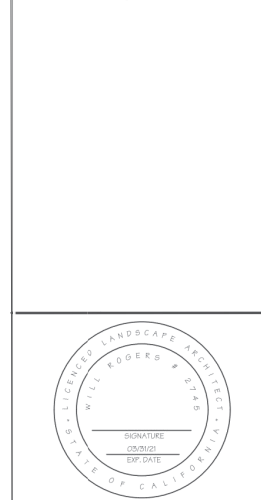
27315 Valley Center Road
Suite "A"
Valley Center CA 92082

760-703-9946

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QUESTIONS

ASSOCIATES:



REVISIONS:

5-4-2017	
10-5-2018	
10-30-2018	NEW SITE PLAN
11-12-2019	
12-27-2019	
05-12-2020	REVISE ZONE 1
03-30-2021	ST. TREES

AGENCY:

THE CITY OF
SAN DIEGO
DEVELOPMENT
SERVICES DEPARTMENT
1222 FIRST AVENUE
SAN DIEGO, CA
92101-1454
1-619-446-5000

CLIENT:

COMMERCIAL CONSTRUCTION
PARTNERS
PO BOX 286
RANCHO SANTA FE, CA 92067

PROJECT NAME:

BANCROFT HOUSES

scale: 1"=10'
date: 11-12-2019
drawn by: WR

L-1
OF TWO
PLANTING & BRUSH
MANAGEMENT PLAN

PLANT LEGEND

SYMBOL	FUNCTION	COMMON NAME	BOTANICAL NAME	SIZE	QTY
	STREET TREE	SHOESTRING ACACIA*	ACACIA STENOPHYLLA*	24" BOX	1
	VERTICAL SCREENING SHRUB	NEW ZEALAND FLAX	PHORMIUM TENAX 'ATROPURPEREUM'	5 GAL	12
	RADIAL ACCENT PLANTING	GIANT BLUE AGAVE	AGAVE AMERICANA	15 GAL	6
	BM PLANTING	DWARF COYOTE BRUSH	BACCHARIS PILULARIS 'PIGEON POINT'	1 GAL	12
	GROUND COVER	BLUE FESCUE	FESTUCA OVINA GLAUCA	1 GAL	18" O.C.
	SD NATIVE SEED MIX	SEE LEGEND BELOW	SEE LEGEND BELOW	HYDRO SEED	N/A

* ACACIA STENOPHYLLA COMPLIES WITH TABLE 4-2-B OF THE GOLDEN HILL COMMUNITY STREET TREE PLAN

CALIFORNIA NATIVE SEED MIX (Drought Tolerant, Fire Retardant, 6"- 18", Non-Irrigated)

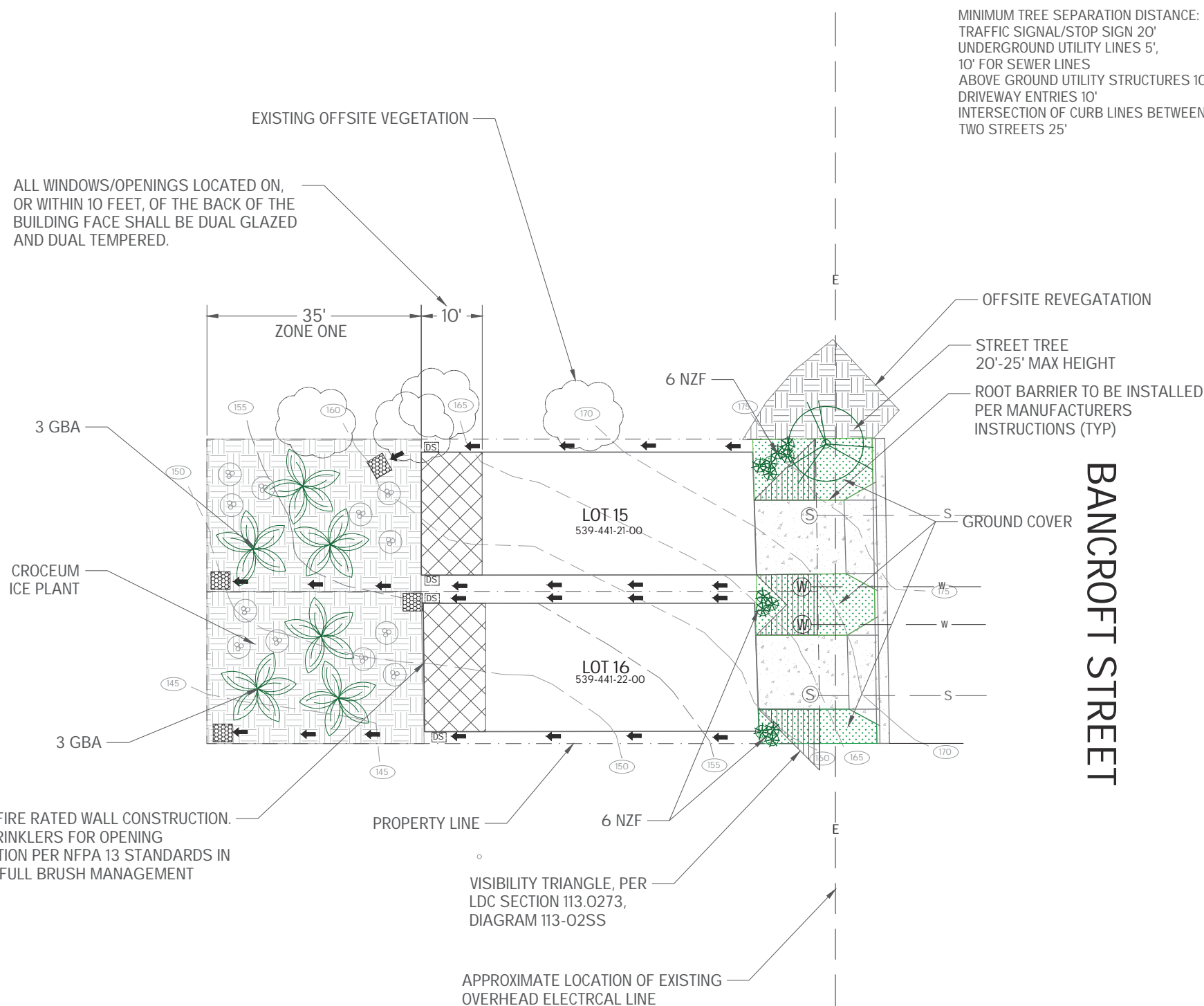
SYM	BOTANICAL NAME	COMMON NAME	lbs/acre	SIZE	HT.	CULTURE
	Hordeum intercedens	Little Barley	2.0	14"	12"	A,SP
	Clarkia purpurea	Winecup Clarkia	2.0	8"	8"	SP,I
	Eschecholzia californica	California Poppy	2.0	8"	8"	SP,S,o
	Lasthenia californica	Dwarf Goldfields	1.0	12"	12"	SP,y
	Lotus scoparius	Heerman's Birds-foot Trefoil	6.0	8"	8"	SP/S,y
	Sisyrinchium bellum	Blue-eyed Grass	2.0	12"	12"	SP,b,p
	Agrostis pallens	San Diego Bentgrass	4.0	12"	12"	W
	Vulpia microstachys	Small Fescue	8.0	6"	6"	W
	Achillea millefolium	White Yarrow	2.0	12"	12"	W
	Verbena lasiostachys	Common Vervain	2.0	12"	8"	SP/S/F,b
	Lupinus truncatus	Nuttall's Annual Lupine	3.0	8"	12"	S,r
	TOTAL		34.0			

NOTE: All slopes steeper than 2:1 shall receive the follow additional slurry components:

PRODUCT	AMOUNT
Flexterra flexible growth medium	3500
AM - 120 Mycorrhizal inoculum	60
Tri C Humate	800
Seed Mix as specified on plans	

SHEET INDEX:

PLANTING & BRUSH MGMT PLAN L-1
BRUSH MGMT NOTES & DETAILS L-2



MINIMUM TREE SEPARATION DISTANCE:
TRAFFIC SIGNAL/STOP SIGN 20'
UNDERGROUND UTILITY LINES 5',
10' FOR SEWER LINES
ABOVE GROUND UTILITY STRUCTURES 10'
DRIVEWAY ENTRIES 10'
INTERSECTION OF CURB LINES BETWEEN
TWO STREETS 25'

ALL WINDOWS/OPENINGS LOCATED ON,
OR WITHIN 10 FEET, OF THE BACK OF THE
BUILDING FACE SHALL BE DUAL GLAZED
AND DUAL TEMPERED.

CROCEUM
ICE PLANT

1 HOUR FIRE RATED WALL CONSTRUCTION.
USE SPRINKLERS FOR OPENING
PROTECTION PER NFPA 13 STANDARDS IN
LIEU OF FULL BRUSH MANAGEMENT
ZONES.

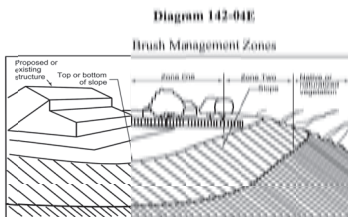


BANCROFT STREET

§142.0412 Brush Management

Brush management is required in all base zones on publicly or privately owned premises that are within 100 feet of a structure and contain native or naturalized vegetation.

- (a) Brush management activity is permitted within environmentally sensitive lands (except for wetlands) that are located within 100 feet of an existing structure in accordance with Section 143.0110(c)(7). Brush management in wetlands may be requested with a development permit in accordance with Section 143.0110 where the Fire Chief deems brush management necessary in accordance with Section 142.0412(f). Where brush management shall not be deemed necessary by the Fire Chief, that brush management shall not qualify for an exemption under the Environmentally Sensitive Lands Regulations, Section 143.0110(c)(7).
- (b) Brush Management Zones. Where brush management is required, a comprehensive program shall be implemented that reduces fire hazards around structures by providing an effective fire break between all structures and contiguous areas of native or naturalized vegetation. This fire break shall consist of two distinct brush management areas called "Zone One" and "Zone Two" as shown in Diagram 142-04E.



- (1) Brush management Zone One is the area adjacent to the structure, shall be least flammable, and shall typically consist of pavement and permanently irrigated ornamental planting. Brush management Zone One shall not be sloped on slopes with gradient greater than 4:1 (4 horizontal feet to 1 vertical foot) unless the property received tentative map approval before November 15, 1989. However, within the Coastal Overlay Zone coastal development shall be subject to the encroachment limitations set forth in Section 143.0142(a)(4) of the Environmentally Sensitive Lands Regulations.
- (2) Brush management Zone Two is the area between Zone One and any area of native or naturalized vegetation and typically consists of thinned, native or naturalized non-irrigated vegetation.
- (3) The width of Zone One and Zone Two shall not exceed 100 feet and shall meet the width requirements in Table 142-04F unless modified based on existing conditions pursuant to Section 142.0412(i) and the following:
 - (1) The establishment of brush management Zones One and Two for new development shall be addressed in a site-specific plan to include all creative site and/or structural design features to minimize impacts to undisturbed native vegetation. Both Zone One and Zone Two shall be provided on the subject property unless a recorded easement is granted by an adjacent property owner to the owner of the subject property to establish and maintain the required brush management zone(s) on the adjacent property in perpetuity.
 - (2) Where Zone Two is located within City-owned property, a Right-of-Entry shall be executed in accordance with Section 63.0103 prior to any brush management activity. Zone Two brush management is not permitted in City-owned open space for new development proposals. For properties in the Coastal Overlay Zone, additional requirements for new subdivisions are found in Section 142.0412 (n).
 - (3) Zone Two brush management is not permitted in areas designated for habitat mitigation per Section III of the Biology Guidelines in the Land Development Manual.

Table 142-04F
Brush Management Zone Width Requirements

Criteria	Zone Widths
Zone One Width	33 ft.
Zone Two Width	65 ft.

- (4) Brush management activities are prohibited within coastal sage scrub, maritime succulent scrub, and coastal sage-chaparral habitats from March through August 15, except where documented to the satisfaction of the City Manager that the thinning would be consistent with conditions of species coverage described in the City of San Diego's MSCP Subarea Plan.

SECTION III: BRUSH MANAGEMENT

3-1 BRUSH MANAGEMENT - DESCRIPTION

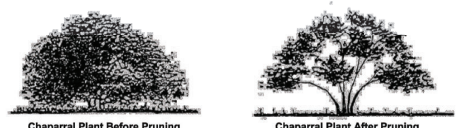
Fire safety in the landscape is achieved by reducing the readily flammable fuel adjacent to structures. This can be accomplished by pruning and thinning of native and naturalized vegetation, revegetation with low fuel volume plantings or a combination of the two. Implementing brush management in an environmentally appropriate manner requires a reduction in the amount and continuity of highly flammable fuel while maintaining plant coverage for soil protection. Such a transition will minimize the visual, biological and erosion impacts while reducing the risks of wildland fires.

3-2 BRUSH MANAGEMENT- REQUIREMENTS

3.2-1 Basic requirements - All Zones

- 3.2-1.01 For zone two, plants shall not be cut below six inches.
- 3.2-1.02 Debris and trimmings produced by thinning and pruning shall be removed from the site or if left, shall be converted into mulch by a chipping machine and evenly dispersed, non-irrigated, to a maximum depth of 6 inches.
- 3.2-1.03 Trees and large tree form shrubs (e.g., Oaks, Sumac, Toyon) which are being retained shall be pruned to provide clearance of three times the height of the under story plant material or six feet whichever is higher (Figure 3-1). Dead and excessively twiggy growth shall also be removed.
- 3.2-1.04 All plants or plant groupings except cacti, succulents, trees and tree-form shrubs shall be separated by a distance three times the height of the tallest adjacent plants (Figure 3-1).
- 3.2-1.05 Maximum coverage and area limitations as stated herein shall not apply to indigenous native tree species (i.e., Pinus, Quercus, Platanus, Salix and Populus).

- 2) Pruning - After thinning of the native/naturalized vegetation, the fuel load should be further reduced by pruning the plants that have not been removed. While pruning individual plants is not feasible in coastal sage scrub, it is very effective for many hard chaparral species, such as Ceanothus (Wild Lilac), Heteromeles (Toyon), Rhus (Lemonade Berry, Sugarbush), and Rhamnus (Coffeeberry, Redberry). These plants can be shaped into attractive, fire safe specimens by pruning dead and excessively twiggy growth. The figure below illustrates pruning of native shrubs. Note that the limbs touching the ground have been removed, and that a large volume of material has been taken from the canopy. The limbs that remain should be those with young, vigorous shoots.



3.2-2 Zone 1 Requirements - All Structures

- 3.2-2.01 Do not use, and remove if necessary, highly flammable plant materials (see Appendix "B").
- 3.2-2.02 Trees should not be located any closer to a structure than a distance equal to the tree's mature spread.
- 3.2-2.03 Maintain all plantings in a succulent condition.
- 3.2-2.04 Non-irrigated plant groupings over six inches in height may be retained provided they do not exceed 100 square feet in area and their combined coverage does not exceed 10 percent of the total Zone 1 area.

3.2-3 Zone 2 Requirements - All Structures

- 3.2-3.01 Individual non-irrigated plant groupings over 24 inches in height may be retained provided they do not exceed 400 square feet in area and their combined coverage does not exceed 33 percent of the total Zone 2 area.

VI. BRUSH MANAGEMENT- VEGETATION

- A. Thinning and Pruning, Native/Naturalized Vegetation [SDMC §142.0412(d), (g) & (h), Landscape Standards §3.2-1.04, 3.2-3.01] - Two key factors in treating a fire safe landscape are providing fuel discontinuity by the separation of the flammable plant cover (thinning) and reduction in fuel load by cutting out dead and excess growth of the native/naturalized vegetation (pruning). Plants to be retained should be consistent with the allowable coverage, spacing and spacing required in the Brush Management Regulations and the Landscape Standards. Whenever possible, a person knowledgeable about the use and maintenance of native plants should be consulted to oversee the selection, thinning, and pruning of these plants. The progression of work should proceed as follows: 1) remove dead plants, 2) thin out brush management areas to the required coverage, 3) prune remaining plants, 4) dispose of mulch debris and trimmings, and 5) maintain Zone One on a year-round basis, Zone Two on a seasonal basis. Note that brush management activities are prohibited within coastal sage scrub, maritime succulent scrub, and coastal sage-chaparral habitats from March 1 through August 15, except where documented to the satisfaction of the City Mayor's Designee that the thinning would be consistent with conditions of species coverage described in the City of San Diego's MSCP Subarea Plan.

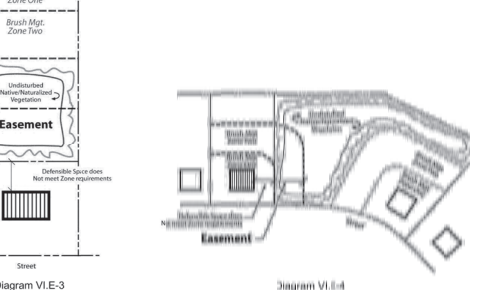
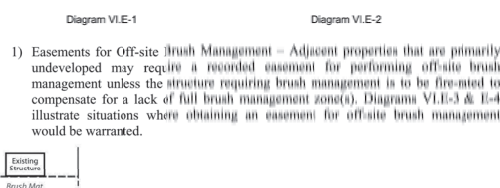
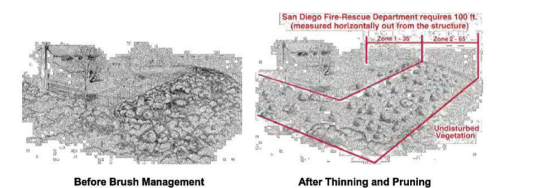
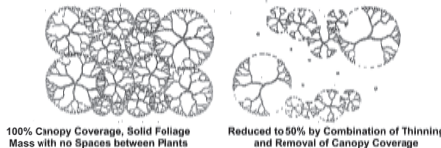
- 1) Thinning - This first step requires identification of the native/naturalized species and a familiarity with their various characteristics such as rooting depth, fuel loads, flammability, as well as habitat and aesthetic value. Thinning should be prioritized as follows: 1) invasive non-native species with the exception of eucalyptus trees in Eucalyptus Woodland areas, 2) non-native species, 3) flammable native species, 4) native species, and 5) regionally sensitive species. All vegetation that is not to be removed during the initial thinning should be noted or flagged. The remaining plants which are not to be saved should be cut six inches above the ground without pulling out the roots.

For Eucalyptus Woodland areas that fall within Zone Two Brush Management, all trees 3 inches or less in diameter at breast height (dbh) shall be removed with the exception of indigenous, native species. The removal of live (includes "diseased") eucalyptus trees over 3 inches dbh, should only occur:

- a) when needed to remove adjacent dead trees;
- b) to achieve tree/shrub vertical requirements;
- c) where deemed a specific liability or fire safety hazard by the Fire Chief; or
- d) on private property when adhering to the horizontal spacing criteria shown in the Tree & Shrub Spacing Chart under section VII.B.

Certain native plants, such as those found in coastal sage scrub, should be cut back to within 12 inches of the root crown. As sprouting and re-growth occur, these plants can be maintained as low, succulent mounds. Examples include Artemisia californica (California Sagebrush), Salvia mellifera (Black Sage), Adenostoma fasciculatum (Chamise) and Eriogonum fasciculatum (Buckwheat).

PLAN VIEW



- 1) Easements for Off-site Brush Management - Adjacent properties that are primarily undeveloped may require a recorded easement for performing off-site brush management unless the structure requiring brush management is to be fire-rated to compensate for a lack of full brush management zone(s). Diagrams V.I.E-3 & V.I.E-4 illustrate situations where obtaining an easement for off-site brush management would be warranted.
- 2) Right-of-Entry Permits - In situations where the adjacent, undeveloped property is City-owned, a Right-of-Entry Permit may be obtained for existing, previously conforming structures only. No brush management easements shall be granted on City-owned property. Right-of-Entry Permits are issued as follows:
 - Open Space - Park & Recreation Department / (619) 685-1350
 - Paper Streets - Street Division / (619) 527-7500
 - Water Department Land - Real Estate Assets / (619) 236-6231
 - Other City-owned Properties - Real Estate Assets / (619) 236-6231

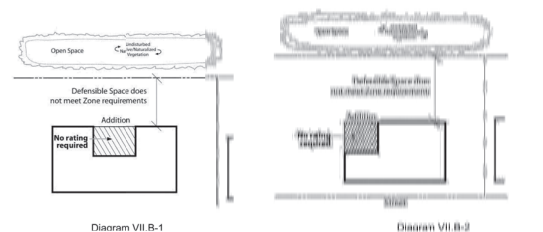
- F. Long-term Maintenance [SDMC §142.0412, Landscape Standards Section III] - Ongoing, long-term maintenance of the brush management zone(s) shall be the responsibility of the respective property owner unless another approved entity, such as a home owners' association, has been designated to provide said maintenance.

VII. FIRE PROTECTION REQUIREMENTS - STRUCTURES

- A. Fire-resistive Construction [SDMC §142.0412(i) thru (j)] - When the full brush management zone(s) cannot be provided, alternative means of obtaining equivalent fire protection shall be required (See subsection B below for exemptions.) The Fire-Rescue Department will identify the required fire protection based upon the structure's proximity to native or naturalized vegetation and extent of the fuel load. Fire-rated construction shall include:
 - 1) Roofs - All roofs shall have non-combustible roof covering material. Tile, if used, shall be flat or be grouted such that burning brands cannot penetrate the space in between the tiles.
 - 2) Walls and Openings - Depending on the adjacent fuel load, the fire resistance of walls shall be one hour with 45 minute protected openings or two hour walls with 60 minute protected openings. Operable windows and doors shall be protected with an automatic closing mechanism, such as fusible-link shutters, and self-closing doors. Fire resistance shall extend horizontally and vertically along the face of the building adjacent to the native/naturalized vegetation with a minimum 10-foot perpendicular return along adjacent wall faces. In no instance shall parapets be required for brush management.

Note that the above criteria are for brush management purposes only and are separate from the structural requirements set forth under Chapter 1A of the 2007 California Building Code for structures located in the "Very High Fire Hazard Severity Zone."

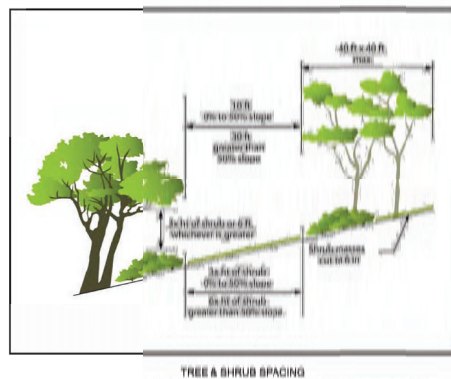
- B. Pre-existing Structures and Additions, Exemptions [SDMC §142.042] - This policy and underlying regulations are intended primarily for application with new construction and not for retrofits to existing, previously conforming structures that encroach into the defensible space. However, it is strongly recommended that whenever possible upgrades to existing structures be incorporated into the project so as to create a more fire-safe condition. Note that additions to existing, previously conforming structures shall likewise be exempt from the fire-resistive construction set forth in this Policy if the additions will not be located any closer to the native/naturalized vegetation than the foot-print of the existing, previously conforming structure. Upper story additions over existing, previously conforming structures, however, must observe a setback equivalent to the required brush management zone(s) to avoid fire-rating. Diagrams VII.B-1 and B-2 show examples of additions that would not require fire-rating. Diagrams VII.B-3 and B-4 show examples of additions that would require fire-rating.



- B. Thinning and Pruning, Trees [Landscape Standards §3.2-1.03, 1.05] - Trees are allowed within the defensible space, provided the horizontal and vertical distance between trees and shrubs masses complies with required spacing for the slope gradient shown in the following Tree and Shrub Spacing Chart:

Tree & Shrub Spacing Chart	
Trees	From edge of one tree canopy spread max. 40 ft x 40 ft to the edge of the next
	Slope
	0% to 50% (2:1)
Shrubs	Minimum horizontal space between edges of shrub
	Slope
	0% to 50% (2:1)
Vertical Space	Minimum vertical space between top of shrub and bottom of lower tree branches
	3 times the height of the shrub mass or 6 feet, whichever is greater

- a. Trees greater than 3 inches dbh located in Eucalyptus Woodland areas are exempt from the minimum horizontal tree spacing requirements.
- b. Indigenous, native trees in all areas are exempt from the minimum horizontal tree spacing requirement.



Vertical clearance between trees and shrubs can be created by pruning up the tree canopy, reducing height of the shrubs, or a combination thereof. Canopies of existing trees that extend to within 10 feet of any structure shall be pruned to maintain a minimum horizontal and vertical clearance of 10 feet. Portions of tree canopies that extend within 10 feet of the outlet of a chimney shall be pruned to maintain a minimum horizontal and vertical clearance of 10 feet.

- C. Grassland [Landscape Standards §3.2-2.04, 3.01] - Expanses of native/naturalized grasses should generally be cut to within 2 inches in height prior to the end of the growing season in April or May. However, where such grasses occur in conjunction with coastal sage scrub, maritime succulent scrub, and coastal sage-chaparral habitats, they should be cut prior to March 1 and again as necessary after August 15 should re-growth exceed 24 inches in height. Note that individual clumps of grass and other broad-leaved herbs may be maintained year-round up to 24 inches in height when they are isolated from other fuels or where necessary to stabilize the soil and prevent erosion.

- D. Fuel Load Model Report [SDMC §142.0412(i)] - The Fuel Load Model Report referenced in the Brush Management Regulations is required only in situations where there is a request to exceed the standard brush management requirements. It shall not be mandated for modifications or alternative measures that shall achieve an equivalent level of fire-protection as the standard requirements.

- E. Limits of Brush Management Responsibility [SDMC §142.0412(b)(2)(c)] - In most cases, responsibility for the required brush management shall be confined to the respective owner's property. Adjacent properties that are not being properly maintained shall be subject to a notice of violation issued by the Fire-Rescue Department through the Fire Hazard Advisor at (619) 533-4444. (For situations where adjacent property is privately owned but primarily undeveloped or adjacent property is City-owned, see subsections E1 and E2 below.) Diagrams V.I.E-1 & E-2 illustrate typical limits of brush management responsibility and when a notice of violation would be warranted on adjacent property.

ATTACHMENT 10
WRA
WILL ROGERS & ASSOCIATES
LANDSCAPE ARCHITECTURE,
PLANNING & DESIGN
27315 Valley Center Road
Suite "A"
Valley Center CA 92082
760-703-9946
"CELEBRATING 40 YRS OF EXCELLENCE"

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ASSOCIATES:

REVISIONS:

5-4-2017	
10-5-2018	
10-30-2018	
11-12-2019	NEW SITE PLAN
12-27-2019	
05-12-2020	REVISE ZONE 1

AGENCY:
THE CITY OF
SAN DIEGO
DEVELOPMENT
SERVICES DEPARTMENT
1222 FIRST AVENUE
SAN DIEGO, CA
92101-1454
1-619-446-5000

CLIENT:
COMMERCIAL CONSTRUCTION
PARTNERS
PO BOX 286
RANCHO SANTA FE, CA 92067

PROJECT NAME:
BANCROFT HOUSES

Scale: 1"=10'
Date: 11-12-2019
Drawn by: WR

L-2
OF TWO
BRUSH MGMT
DETAILS & NOTES

LEGAL DESCRIPTION

LOTS 15 & 16, SAN DIEGO PROPERTY UNION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO MAP THEREOF NO. 314, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY APRIL 9, 1873.

NOTES

1. THE SOURCE OF THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS A SURVEY HTK LAND SURVEYING, INC., DATED 01-22-2018 (SUPPLEMENTAL SURVEY)
2. THE PROPOSED USE IS FOR TWO RESIDENTIAL SINGLE-FAMILY RESIDENCES
3. THE SUBJECT PROPERTY IS SERVED BY CITY OF SAN DIEGO SANITARY SEWER AND WATER MAINS.
4. DEVELOPER SHALL PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY PER FHPS POLICY P-00-8 (UFG 901.4.4)
5. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE OR SPECIFICATIONS.
6. THE ASSESSOR PARCEL NUMBERS ARE: 539-441-21-00 & 22-00
7. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN PART 2 CONSTRUCTION BMP STANDARDS CHAPTER 4 OF THE CITY'S STORM WATER STANDARDS.
8. SITE RUNOFF SHALL BE TREATED BY RUNNING OVER LANDSCAPING BEFORE LEAVING THE SITE.
9. THE BENCHMARK USED FOR THIS SURVEY IS CALLED OUT ON SURVEY AS CITY OF SAN DIEGO BRASS PLUG AT THE SOUTHWEST CORNER OF THE INTERSECTION OF BANCROFT STREET AND BEECH STREET. ELEVATION 217.10' MSL (NAVD29)

LEGEND	
PROPERTY LINE	---
EXISTING CONTOUR	--- (dashed line)
PROPOSED CONCRETE SURFACE	▨ (stippled pattern)
PROPOSED RETAINING WALL	▨ (hatched pattern)
EXISTING SEWER MAIN	S-S
EXISTING WATER MAIN	W-W
PROPOSED BUILDING WALL	▨ (hatched pattern)
PROPOSED ROCK/VEGETATION LINED SWALE	→ → → →
DOWNSPOUT LOCATION	DS
PROPOSED RIP RAP	▨ (stippled pattern)
DRAINAGE DIRECTION	→
PROPOSED 6" CURB AND GUTTER PER SDG-161	▨ (stippled pattern)
PROPOSED 1" WATER SERVICE	W
PROPOSED 4" SEWER LATERAL	S
PROPOSED 12' DRIVEWAY PER SDG-159	▨ (stippled pattern)

CONSTRUCTION NOTES

- 1 BEGIN REMOVAL OF EX BERM
- 2 END EX BERM REMOVAL
- 3 PROPOSED BERM TO JOIN EX BERM AND NEW CURB & GUTTER
- 4 BEGIN PROPOSED 6" CURB & GUTTER PER SDG-151
- 5 END PROPOSED 6" CURB & GUTTER
- 6 PROPOSED 6" CURB PER SDG-150 (NO GUTTER)
- 7 PROPOSED PRIVATE RETAINING WALL (TYPICAL)
- 8 EX POWER POLE, PROTECT IN PLACE
- 9 PROPOSED PAVEMENT TO JOIN EX PER SCHEDULE "J" (SDG-113)
- 10 PROPOSED 12' DRIVEWAY PER SDG-159
- 11 PROPOSED ONSITE 6" CURB PER SDG-150
- 12 PROPOSED OFFSITE GRADING. LETTER OF PERMISSION REQUIRED FROM OWNER
- 13 PROPOSED TURF MAT REINFORCED VEGETATED SWALE (TYPICAL)
- 14 PROPOSED RIP RAP PER SDG- 104
- 15 PROPOSED 2" CONCRETE SWALE, SEE DETAIL ABOVE
- 16 PROPOSED 1" WATER SERVICE (TYPICAL)
- 17 IF MAIN IS 6" CAST IRON IT SHALL BE REPLACE WITH 6" PVC AT TIME NEW WATER SERVICES ARE CONSTRUCTED.
- 18 EX 1' X 2' CATCH BASIN
- 19 WATER METER BOX (TYPICAL)
- 20 VISIBILITY TRIANGLE (TYPICAL) NOTHING GREATER THAN 36" IN HEIGHT ALLOWED IN THIS AREA
- 21 TRENCH DRAIN DISCHARGING TO SOUTHERLY SWALE
- 22 EX WATER SERVICES. LOC APPROX (TYPICAL)
- 23 PROPOSED BACKFLOW PREVENTER
- 24 PROPOSED PRIVATE SEWER FORCE LATERAL TO CLEANOUT THEN PRIVATE SEWER LATERAL FROM CLEANOUT TO MAIN
- 25 PROPOSED PRIVATE SEWER CLEANOUT TO ACCEPT EFFLUENT FROM FORCE LATERAL AND PROVIDE GRAVITY FLOW BY PRIVATE LATERAL TO MAIN

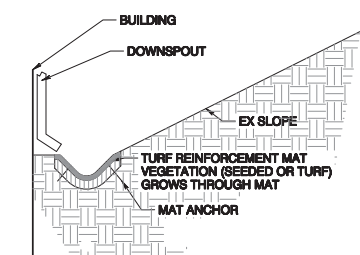
GRADING DATA

AREA OF SITE - 5,000 S.F.
 AREA OF SITE TO BE GRADED - 2,620 SF (785 SF OFFSITE)
 PERCENT OF SITE TO BE GRADED - 52.4%
 AREA OF SITE WITH NATURAL SLOPES GREATER THEN 25% - 4,595 SF
 PERCENT OF SITE WITH NATURAL SLOPES GREATER THEN 25% - 91.9%
 AMOUNT OF CUT - 30 CY
 AMOUNT OF FILL - 840 CY (80 CY OFFSITE)
 AMOUNT OF IMPORT - 610 CY (720 CY INCLUDING OFFSITE)
 MAXIMUM HEIGHT OF FILL - 10'
 MAXIMUM DEPTH OF CUT - 8'

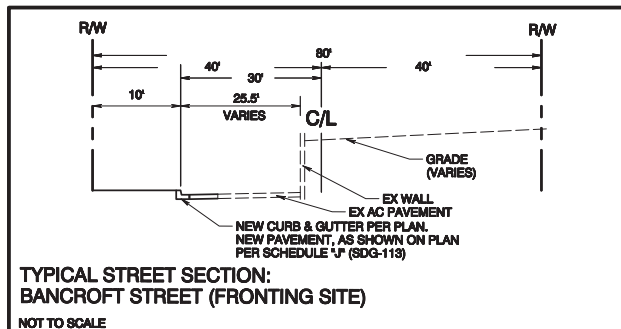
NOTE: EARTHWORK CALCULATIONS ARE TO FINISH SURFACE AND ARE APPROXIMATE

IMPERVIOUS AREA:
 EXISTING IMPERVIOUS AREA = 0 SF (46 SF OFFSITE)
 PROPOSED IMPERVIOUS AREA = 2,620 SF

TOTAL NEW OR REPLACED IMPERVIOUS SURFACE ONSITE AND OFFSITE = 3,275 SF



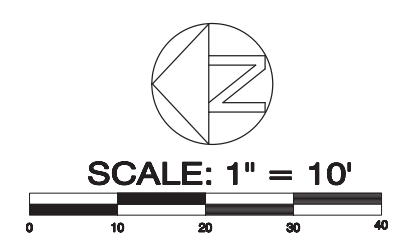
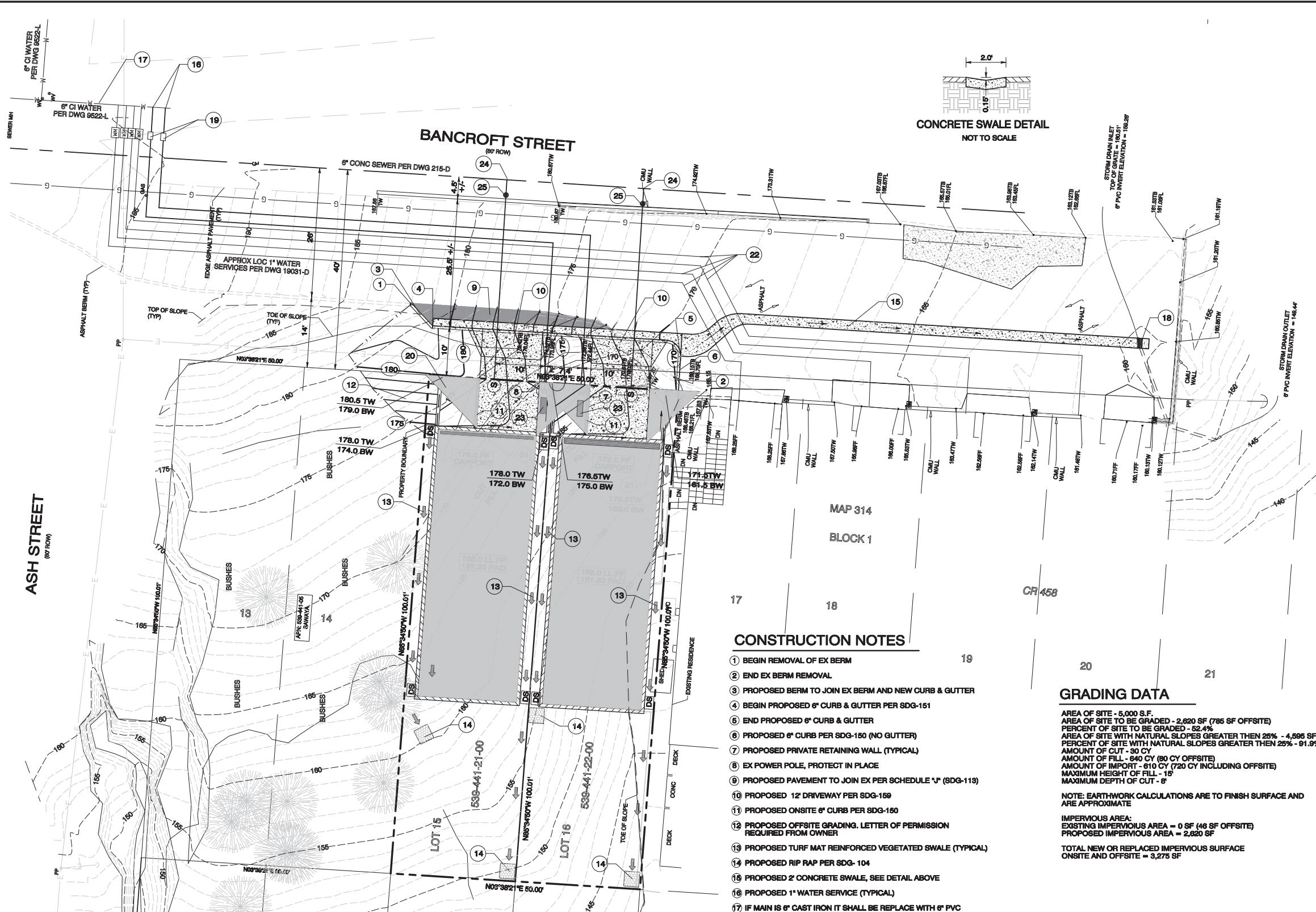
VEGETATED SWALE WITH TURF REINFORCEMENT MAT DETAIL
 NOT TO SCALE



TYPICAL STREET SECTION:
 BANCROFT STREET (FRONTING SITE)
 NOT TO SCALE



CONCRETE SWALE DETAIL
 NOT TO SCALE



Anthony K. Christensen
 ANTONY K. CHRISTENSEN, RCE 54021
 OCTOBER 20, 2021
 Date



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Project Address:
 BANCROFT STREET
 SAN DIEGO, CA 92102

Project Name:
 BANCROFT STREET RESIDENCES

Sheet Title:
 PRELIMINARY GRADING PLAN

- Revision 5:
 Revision 4:
 Revision 3:
 Revision 2: 10-20-21 ADDED SEWER CLEANOUTS
 Revision 1: 1-06-20 REVISE SEWER AND WATER SERVICES/LATERALS

Original Date: JULY 22, 2018

Sheet